

H65

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 8, 1975, in the Council Chamber, commencing at 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Powers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL. D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Bowers

THAT the minutes of the Special Council Meeting (Public Hearing) of June 19, 1975, the Regular Council Meeting of June 24, 1975, (with the exception of the 'In Camera' portion), the Special Council Meeting (Public Hearing) of June 24, 1975, and the Special Council Meeting (Public Hearing) of June 26, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
SECONDED by Ald. Bowers

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND
UNFINISHED BUSINESS

Downtown Transportation Plan.

Council, on June 17, 1975, deferred consideration of recommendation 'B', Clause 3, of the report of the Standing Committee on Planning and Development of June 12, 1975, to permit a report reference on the Downtown Transportation Plan from the City Engineer.

The Assistant City Engineer, Traffic and Transportation, and other representatives of the Engineering Department, reviewed in detail the proposed Downtown Transportation Plan as outlined in the report of the Standing Committee on Planning and Development, dated June 10, 1975.

Cont'd...

REPORT REFERENCE AND UNFINISHED BUSINESS (Cont'd)

Downtown Transportation Plan (Cont'd)

The Director of Planning also addressed Council on this matter and reiterated his comments that the proposals exhibit too much haste and too much certainty and require further consideration.

Council then heard representations from the following delegations on this topic:

The Rev. Miss Bartling, St. Andrew's - Wesley Church, filed a brief and spoke in opposition to the proposed Bute-Nelson tunnel and the resultant increase in traffic in the West-end.

Mr. P.D. Grant - Neighbourhood Services Association of Greater Vancouver, addressed Council and voiced his Association's opposition to the Bute-Nelson tunnel, the proposal to make Alberni Street a major artery and the resultant erosion of the West-end.

Mr. D. Angel, on behalf of residents in the area, requested that Council defer a decision on the Downtown Transportation Plan to permit study of alternatives.

Mrs H. Kristiansen spoke on behalf of West-end Ratepayers and Tenants and strongly opposed the Downtown Transportation Plan as it relates to the West-end and in particular the Bute-Nelson tunnel.

MOVED by Ald. Marzari

THAT no further action be taken this day on the Downtown Transportation Plan proposals;

FURTHER THAT the Director of Social Planning, the Director of Planning and the City Engineer consider the matter of options and alternatives, for report back to Council in respect of the Downtown Transportation Plan.

- CARRIED UNANIMOUSLY

Council recessed at 11.a.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in Open Council in the Council Chamber at approximately 11.55.a.m.

UNFINISHED BUSINESS

Council deferred consideration of the following items of Unfinished Business, pending the hearing of delegations later this day:

Granville Mall "Hot Dog" Kiosk.
Staff Vacancies.

COMMUNICATIONS OR PETITIONS

Elderly Citizens Housing Project Tax Relief,
10th Avenue and Yukon Street.

A communication dated July 5, 1975, from the Lutheran Project Development Society of B.C., was noted, requesting to appear as a delegation before Council on the matter of tax relief for their Elderly Citizens Housing Project at 10th Avenue and Yukon Street.

MOVED by Ald. Bowers

THAT the request of the Lutheran Project Development Society of B.C., to appear as a delegation be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

(It was noted a report has been requested from the relevant officials.)

S.E.A.R.C.H. - Grant Appeal

Council noted a letter, dated July 7, 1975, from Dr. Malcolm Crane, requesting an opportunity to appear on behalf of the Society for Education Action Research and Counselling on Homosexuality, to appeal Council's decision on their grant request.

MOVED by Ald. Bowers

THAT the request of Dr. Malcolm Crane to appear before Council on behalf of S.E.A.R.C.H. be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 4, 1975

Works and Utility Matters
(July 4, 1975)

The Council considered this report, which contains three clauses, identified as follows:

- C1. 1. Tender No. 753 - Curbs and Pavements on Sundry Streets and Lanes
- C1. 2. Water Street Beautification Programme
- C1. 3. Water Main Installations - 1975 Capital Budget

The Council took action as follows:

Tender No. 753 - Curbs and Pavements on
Sundry Streets and Lanes (Clause 1)

Alderman Sweeney stated that he had received a complaint that the methods of tender for these items had been changed and he requested information from the City Manager on why these items could not have been dealt with under separate tenders.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Tender No. 753 - Curbs and Pavements on
Sundry Streets and Lanes (Clause 1) (Cont'd)

MOVED by Ald. Sweeney

THAT consideration of this clause be deferred and the City Manager report back to Council later this day on the questions raised.

- CARRIED UNANIMOUSLY

Water Street Beautification Programme
(Clause 2)

MOVED by Ald. Bowers

THAT the recommendation of the City Manager be approved;
FURTHER THAT the annual rental be on the basis of \$1.00 per year.

- CARRIED UNANIMOUSLY

Water Main Installations -
1975 Capital Budget (Clause 3)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(July 4, 1975)

The Council considered this report, which contains three clauses, identified as follows:

- C1. 1. Langara Citizens Committee
- C1. 2. Demolition Application
- C1. 3. Areas E & F, Champlain Heights, Enclave I

The Council took action as follows:

Langara Citizens' Committee
(Clause 1)

MOVED by Ald. Marzari

THAT payment of \$100 be made to Mr. Paul Pulle, Chairman of the Langara Citizens' Committee in partial recompense for expenses incurred by him in connection with the work of the Committee;

FURTHER THAT these funds be made available from contingency reserve.

- CARRIED UNANIMOUSLY

Demolition Application
(Clause 2)

Consideration of this clause was deferred, pending the hearing of delegations later this day.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Building and Planning Matters
(July 4, 1975) (Cont'd)Areas E & F Champlain Heights,
Enclave I. (Clause 3)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

When considering this clause Council noted a letter from the Park Board, dated July 2, 1975, requesting Council to instruct its Planning and Engineering Departments to involve the Central Park Committee in any discussions pertaining to the future widening of Boundary Road between Kingsway and Imperial Streets.

MOVED by Ald. Bowers

THAT the letter from the Park Board be received and that the request contained therein be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(July 4, 1975)Farmers Market (Clause 1)

MOVED by Ald. Bird

THAT the recommendations of the City Manager be approved; AND FURTHER THAT the following rental rates be approved:

- 1) Rental rate for vending site on the north side of 14th Avenue east of Slocan Street to be set at \$.64 per sq. ft. per year net. This rent to be payable on a monthly basis.
- 2) Rental rate for vending site on the east side of Nanaimo Street south of Vanness Avenue to be set at \$.67 per sq. ft. per year net. This rent to be payable on a monthly basis.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari

THAT the task force of City officials be requested to examine the possibility of using the Jericho site as a Farmers Market for report back.

- CARRIED

(Ald. Bowers, Boyce, Cowie and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(July 4, 1975)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Position of Ice Rink Co-ordinator - Park Board
- Cl. 2. Temporary Loan to United Housing Foundation Re Central and Oliver Hotel Renovations
- Cl. 3. Dog Control
- Cl. 4. The Leon and Thea Koerner Foundation Grant - Archives.
- Cl. 5. Changes to Schedule of Rental Rates - The Queen Elizabeth Theatre and the Queen Elizabeth Playhouse, September 1, 1975 to August 31, 1976
- Cl. 6. Rental of Stage Lighting Equipment Units to Theatre in the Park

The Council took action as follows:

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in clauses 1, 2, 3, 4, and 5, be approved.

- CARRIED UNANIMOUSLY

Rental of Stage Lighting Equipment Units
to Theatre in the Park. (Clause 6)

MOVED by Ald. Bowers

THAT the recommendation of the Manager of the Queen Elizabeth Theatre, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 4, 1975)

City Planning Department -
Organization (Clause 1)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(July 4, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Expropriation for Highway Purposes
North half Lot A, South of Lot 2, Block 41,
District Lot 200A, Block bounded by Brunswick
& Prince Edward Streets, 7th & 8th Avenues
Cl. 2. Lease of Part of Coroner's Court Building
to the Provincial Government -
240 East Cordova Street, legally described
as Lots 26 & 27, Block 10, D.L. 196

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

B. Standards of Maintenance Bylaw.

The City Manager submitted the following report, under date of June 18, 1975:

"City Council, on April 22, 1975, adopted the following resolutions when dealing with the report of the Standing Committee on Housing and Environment dated April 10, 1975:

- "A. THAT the City Manager's report referred to above be received.
- B. THAT the Minimum Standards By-law be referred to appropriate City Officials, the City Prosecutor's Office, and other interested organizations for comments and report back.
- C. THAT the Director of Permits and Licenses report to Council on appropriate amendments to the Minimum Standards By-law so that costs for alternate accommodation while work is being done on one's premises are charged back to the owner.
- D. THAT the Director of Permits and Licenses report back on costs related to enforcing the Minimum Standards By-law on both the complaint basis and the door to door inspection basis.
- E. THAT the Director of Legal Services report to Council on appropriate amendments to the Lodging House By-law with respect to requiring that essential services such as furnaces, hot water tanks, stoves, water and fuel pipes, gas lines, etc., be restored within forty-eight hours."

The Director of Permits and Licenses reports as follows:

B. A copy of the proposed Standard of Maintenance Bylaw was sent to three Associations, six City Departments and the City Prosecutor. Seven of the ten have replied and their comments are summarised as follows:

1. Real Estate Board

This Board is in general agreement with the proposed Bylaw but recognize that its enforcement may be difficult and costly. They feel that the cost of alternate accommodation while work is being done should be charged back to the owner.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Standards of Maintenance By-law (Cont'd)Comment

As referred to later in this report the Director of Legal Services advises that the City Charter does not presently permit the costs for alternate accommodation to be charged to the owners.

2. Downtown East Side Residents' Association

Apparently this group is in agreement with the principles of the Bylaw but feel that some amendments are necessary in the Penalty Sections. Their comments may be summarized as follows:

- (a) that Section 6(2) should be changed to throw the onus of compliance with the Bylaw completely on the landlord.
- (b) that the minimum and maximum fines be increased.
- (c) that "may" in section 6(6) and 6(7) be changed to "shall". This would mean that it would be mandatory on Council to have repair and renovation work done on a specific building to make it comply with the Bylaw.

Comments

- (a) It is felt the clause should remain as it is. Sometimes a tenant is the party who should be charged. He may be in charge of the whole building and sub-renting to other tenants.
- (b) The Director of Legal Services advises that the Summary Convictions Act does not permit a maximum fine to be greater than \$500. The minimum fine of \$50 was included in the draft Bylaw because the minimum fine in many other City Bylaws is at this level. If Council wish to set the minimum at a higher level they may do so, but obviously it should be less than the maximum \$500.
- (c) The Director of Legal Services advises that this is a matter for Council policy. It is presumed Council would not want to be obligated by bylaw to have repair work done.

3. City Engineering Department

The City Engineer advises that very little in the Bylaw relates to the requirements of his Department. He does suggest that an addition should be made to one section respecting the disposal of drainage and storm water to the effect that such water should not be permitted to drain onto streets and lanes but must be drained into the City sewer system.

Comments

The point referred to is covered in the Plumbing Bylaw.

4. Planning Department

The Director of Planning agrees with the intent of the proposed Bylaw but does not believe that it can be enforced. He suggests that some of the clauses are too vague and also that many of the points in the proposed Bylaw are already covered in other City Bylaws. He also suggests that the definitions are not consistent with those of other City Bylaws. He further notes that there is nothing in the proposed Bylaw for the control of rodents, animals or dampness. He suggests that implementation of the by-law should be made to fit N.I.P. and R.R.A.P. programs, i.e. the carrot and stick approach.

Comment

The Standards of Maintenance Bylaw is intended to be used in conjunction with existing bylaws and it is possible that some duplication may exist. Although some bylaws do refer to similar areas there are limitations, e.g. Lodging House Bylaw does not deal with non-lodging house type accommodation nor building exterior problems.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Standards of Maintenance By-law (Cont'd)

It should be noted that most other Bylaws are not retroactive when the Standards of Maintenance Bylaw can be applied to situations as they are found to exist. The control of rodents, animals and insects for this is already included in the Health Bylaw.

The suggestion that the Bylaw can not be enforced can only be decided in the Courts but advice from our Law Department has been obtained throughout the drafting process.

5. City Finance Department - (Property & Insurance Office)

The Director of Finance is greatly concerned about the impact which the proposed Bylaw would have on many of the City owned buildings under the management of their Department. They feel that if this Bylaw is enforced rigorously it would result in considerable expense to many home owners in the City, as well as to the City itself. A copy of the report from the Supervisor of Property & Insurance dated May 21st, 1975 is attached as Appendix I.

Comments

Administrative discretion will be exercised in the enforcement of this Bylaw as is usual with any Bylaw, however such discretion may not resolve the degree of concern the Director of Finance foresees.

6. City Health Department

The Medical Health Officer advises that his only comments are:

"Administration of the enforcement of certain health areas included in this draft are to remain within the jurisdiction of the Health Department.

The necessary overlapping on the contents of the Bylaw should be compatible in detail if possible with existing City Bylaws.

We would assume that the present satisfactory system of referrals between disciplines will continue with regards to the proposed Bylaw."

Comments

The Director of Permits and Licenses agrees with the comments of the Medical Health Officer.

C. The Director of Legal Services advises that:

"With respect to item C of the Standing Committee's report as amended by Council, I must advise that there is nothing in the Charter or any other Act which would permit the City to charge the cost of alternate accommodation for a tenant to be charged back to the owner of the premises while those premises are being repaired to comply with the provisions of the by-law. Accordingly until we obtain the necessary enabling legislation, it seems to me to be inappropriate to discuss "the appropriate amendments" to the by-law."

D. Enforcing the Bylaw on a complaint basis only may only require minimal additional staff. Enforcement on a comprehensive basis similar to what is done in Toronto with a total staff of 81 would probably require on a pro-rated basis about 27 in Vancouver. However we are aware that the Housing & Environment Committee does not favour a large staff but they do want the Bylaw to be enforced. The following intermediate procedure is therefore suggested:

The Bylaw falls naturally into two parts - that dealing with site and exterior features and that dealing with the interior of the building. Initially the first part of the Bylaw, which deals with the site, accessory buildings and the exterior features of the main building should be enforced on a block by block basis. Field inspectors could patrol an assigned area and observe infractions of the Bylaw which are visible from the exterior of the premises, including accessory buildings, exterior features of main buildings and the sites themselves and carry out the necessary enforcement action. It is our opinion that a minimum of four additional inspectors would be required in the beginning to carry out this survey and enforcement task commencing in the residential areas outside the downtown area.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Standards of Maintenance By-law (Cont'd)

The level of expertise should be that of the present Housing Inspector since some basic knowledge of construction would be necessary and a knowledge of the Zoning and Development Bylaw would be essential. The costs involved for four additional Housing Inspectors at Pay Grade 23 will be:

	1975 (5 Months)	1976
(a) Salaries and Fringe Benefits	25,720	67,826
(b) Auto Allowances	2,100	5,000

It is not possible to estimate how long it would take for a four man group to cover the residential portions of the City enforcing the above noted portion of the new Bylaw. Estimates of this might be made after six months to a year of operation. The "snowball" effect of the numbers of re-inspections required will also be known at this time.

During the initial survey and enforcement period complaints and referrals from other disciplines concerning the whole Bylaw, throughout the City including the interior of buildings will also be handled by the new group of inspectors with some assistance from the present Housing Inspectors as their present duties permit, by having them do the initial complaint call with the follow-up enforcement being done by the new group. With the increased work load now being assigned to the Housing Inspectors under the new Sign Bylaw, little time will be available for this additional work and it may therefore be necessary to increase the new group from the original four if the complaint load is found to be too heavy.

Complaints on conditions in Lodging Houses in the Core area can be dealt with by Fire and Health Inspectors who are now routinely entering these premises and checking sites. The referral and co-operative procedures now operating successfully among the inspection disciplines of the Fire, Health and Permits and Licenses Departments under the aegis of Permits and Licenses would be brought into full effect. Most inspector problems should be able to be dealt with administratively.

As with any new piece of legislation this Bylaw will generate a lot of interest and a large number of complaints in the first six months of its operation. It is hoped that after that time the complaint rate will diminish and a level will be found at which a normal enforcement program can be carried out to maintain a reasonable standard. Re-assessment of this program could be done in about one year from the date of commencement to chart future action.

The Director of Legal Services advises that:

E. "With respect to Item E, it is my opinion that sections 306 and 330 of the Charter are sufficient to enable us to amend the Lodging House By-Law to require that certain essential services must be restored within forty-eight hours. It should be understood, however, that if we enact such a provision that prosecution is the only remedy available for non-compliance. However, under section 333(d) of the Charter, we can provide for a minimum fine."

The Director of Permits and Licenses

RECOMMENDS that, provided Council approves the report of April 2nd, 1975 on the Standards of Maintenance By-Law, four Housing Inspectors be added to the establishment of the Department of Permits and Licenses.

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council Consideration having regard for the comments of other City officials and notes that the selection of four as the number of Housing Inspectors is an arbitrary one and since the enforcement envisaged is primarily on a "complaint" basis, Council may wish to reduce this number to two until some experience has been obtained.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Standards of Maintenance By-law (Cont'd)

MOVED by Ald. Harcourt

THAT Council approve the report of the City Manager, dated April 2, 1975, on Standards of Maintenance By-law:

FURTHER THAT two Housing Inspectors be added to the Department of Permits and Licenses and that enforcement be primarily on a "complaint" basis.

- CARRIED UNANIMOUSLY

Council recessed at 12.35 p.m. to reconvene in the Council Chamber at 2.00 p.m.

The Council, in Committee of the Whole, reconvened in the Council Chamber at 2.00 p.m., with Mayor Phillips in the Chair and the following Members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

DELEGATIONS AND UNFINISHED BUSINESSGranville Mall "Hot Dog" Kiosk.

Council, on June 24, 1975, deferred consideration of the Manager's report dated June 20, 1975, to permit Mr. Bruhn to make representation on this matter.

Mr. Bruhn addressed Council and requested permission to retain his present "Hot Dog" Kiosk on Granville Mall. This kiosk has been approved by the Health Department.

MOVED by Ald. Cowie

THAT approval be granted Mr. Uwe Bruhn to retain his present "Hot Dog" Kiosk on Granville Mall, on the understanding that he will not operate any additional "Hot Dog" Kiosks of this or similar design on the Granville Mall.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)Staff Vacancies.

At its meeting on June 24, 1975, Council deferred consideration of the following memorandum from Mayor Phillips, dated June 19, 1975, pending the hearing of delegations from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees.

" In view of the tight budgetary constraints we are faced with in 1975, I believe we have to try to hold the line on staff. I have talked this matter over with the City Manager and he agrees with the approach.

I THEREFORE RECOMMEND:

THAT, effective immediately, no positions be filled, on a permanent or temporary basis, that have been vacant for two (2) months or more, without the approval of City Council; and except those positions affecting public safety and security, that the Boards and Commissions be requested to forward such positions being filled to City Council for its approval. "

Mr. Bob Ross, Business Manager, Vancouver Municipal and Regional Employees' Union spoke on behalf of both Unions. He stated that a number of the current vacancies are due to difficulty in filling them prior to the recent wage settlement and also a number of vacancies are vital to the efficient operation of the City.

MOVED by Ald. Bird

THAT the Mayor's recommendation be approved, after amending it to read as follows:

"THAT, effective immediately, no positions be filled on a permanent or temporary basis, that have been vacant for two months or more, without the approval of City Council, except that the City Manager be authorized to approve the filling of any vacancy necessary to maintain or restore the efficient operation of the City; and except those positions affecting public safety and security;

FURTHER THAT the Boards and Commissions be requested to comply with this resolution with advice to Council for approval."

- (carried)

MOVED by Ald. Kennedy (in amendment)

THAT a Committee, comprised of the Mayor, City Manager and the Chairman of the Finance Committee, be authorized to approve the filling of any vacancy necessary to maintain or restore the efficient operation of the City.

- LOST

(Ald. Bowers, Cowie, Harcourt, Marzari, Rankin and Volrich opposed)

The amendment having lost, the motion by Alderman Bird was put and CARRIED UNANIMOUSLY.

DELEGATIONS AND CITY MANAGER'S REPORT

Building and Planning Matters
July 4, 1975.

Demolition Application
(Clause 2)

Mr. R. K. Baker, Counsel for Ambient Investments Ltd., the owners of 1179 West 7th Avenue, addressed Council on behalf of his client. He reviewed the situation to date and his client's various attempts to obtain a Development Permit to erect town houses on this property. The house in question is presently vacant and has been vandalized to a large extent.

Mr. John Petrie, a member of the Fairview Planning Committee, speaking for himself, requested Council to take the necessary action to ensure preservation of this heritage building.

Mr. D. Cornejo, Fairview Area Planner, advised that the owners of the property have now prepared two new schemes of development - one retaining the house and the other involving demolition of the property. He stated that while the Planning Department favours the scheme retaining the house, it is also prepared to support the other scheme involving demolition of the property.

MOVED by Ald. Boyce

THAT the demolition permit for 1179 West 7th Avenue be withheld allow Council time to consider designation of the building and possible methods of compensation for the property owners.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Volrich and the Mayor opposed)

MOVED by Alderman Kennedy

THAT Council approve the demolition permit.

- (amended)

MOVED by Ald. Cowie (in amendment)

THAT the words "approve the demolition permit" be struck from the motion of Alderman Kennedy and the following substituted therefor: "cause the demolition permit to be withheld to the next meeting of Council, pending a report from the Heritage Advisory Committee on this building".

- CARRIED

(Ald. Bird, Bowers, Kennedy, Sweeney and Volrich opposed)

The motion of Alderman Kennedy, as amended and reading as follows, was put and CARRIED, with Aldermen Bird and Sweeney opposed.

"THAT Council cause the demolition permit to be withheld to the next meeting of Council, pending a report from the Heritage Advisory Committee on this building."

MOVED by Ald. Rankin

THAT Council cause the demolition permit for 1085-99 Robson Street (784 Thurlow) to be withheld, pending a report back to the next meeting of Council on the designation of the building and possible methods of compensation for the property owners, from the Director of Planning.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Works and Utility Matters
(July 4, 1975)Tender No. 753 - Curbs and Pavements
on Sundry Streets and Lanes (Clause 1)

As resolved earlier this day, the Deputy City Engineer was present to answer questions on this matter. He advised that the items listed in the report could not have been put out to tender on an individual basis. In the past the Engineering Department has encountered problems when different contractors have been awarded contracts for pavements and curbs on the same street.

MOVED by Ald. Bird

THAT Council approve the recommendation of the City Manager contained in this report.

- CARRIED UNANIMOUSLY

C. Tenders, On-Float Services,
Heather Marina.

The City Manager submitted the following report, under date of June 26, 1975:

The City Manager submits the following report of the False Creek Development Consultant:

Tenders for sewage system, water supply and electrical power and lighting for the Heather Street Marina were opened on June 9th, 1975 and referred to the City Engineer and Development Consultant to report to the City Manager. Tenders have been checked and are summarized as follows:

(1) Electrical Power and Lighting:

Five tenders were received ranging from \$99,800 to \$137,900 -

Christopherson Electrical Ltd.,	- \$127,300
Pacific Power Services Ltd.,	- \$137,900
Camar Electric Ltd.,	- \$ 99,800
Houle Electric Ltd.,	- \$109,781
Hume & Rumble Electrical Division,	- \$114,500

The lowest tender, as submitted by Camar Electric Ltd., is \$23,300 or 30.5% above the budget figure. The tender does, however, include double the number of electrical stations previously estimated in the budget at an extra cost of \$9,500. The provision of one station for every 2 boats instead of one for every four boats represents a safety and convenience factor now considered desirable. The low tender, price and design are acceptable.

Cont'd..

Regular Council, July 8, 1975.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Tenders, On-Float Services,
Heather Marina. (Cont'd)

(2) Water Supply

Three tenders were received ranging from \$45,052 to \$66,341:

Westgate Mechanical Construction - \$52,500

Coastal Pipeline Ltd., - \$66,341

Commonwealth Construction Co. Ltd. - \$45,052

The lowest tender, submitted by Commonwealth Construction Ltd. is \$10,052 or 29% above the budget figure. Thompson, Berwick, Pratt has examined this tender and recommends a revised specification which will provide an acceptable water distribution system and still comply with the Fire Department's requirements. These changes amount to a net savings of \$7,500 and can be initiated under a bill of omission. With revisions, this tender, supporting specifications and design, are acceptable. The net figure will be \$2,552 or 7% above budget.

(3) Sewage Disposal System

Only one tender was received for the sewage disposal system at \$35,598, as submitted by Coastal Pipeline Ltd., representing a patent pressure system developed by ATS Industries. This tender is \$15,598 or 78% above the budget figure. An alternative in the tender for \$40,135 was received from Coastal Pipeline using a patent vacuum system supplied by Vacusan. This tender does not afford the opportunity to negotiate a reduced figure.

The Vacusan system is generally preferred by the City Engineering Department and Health Department and can be directly purchased by the City for \$15,000. Consequently, the following alternatives are available to the City:

- (a) Purchase of the Vacusan system by the City for \$15,000 and invite competitive bids for its installation;
- (b) accept the low tender for an ATS patent system at \$35,598.

RECOMMENDATIONS:

It is recommended that the following contracts be approved:

- (1) the contract for electrical power and lighting be awarded to the low tender as follows:
Camar Electric Ltd., 175 West 5th Avenue, Vancouver, B.C.;
- (2) the contract for water supply be awarded to the low tender, as follows:
Commonwealth Construction Ltd., 700 Taylor Street, Vancouver, and that Thompson, Berwick, Pratt be authorized to negotiate the deletions referred to in this report;
- (3) that the tenders submitted by Coastal Pipeline for sewage systems be rejected;
- (4) that the City purchase a patent Vacusan sewage system for \$15,000 and invite competitive tenders for its installation.
- (5) a net total of \$31,752 be transferred from the Marina Contingency Account of \$77,800, which along with the approved budget for services will cover the three recommended items.
- (6) that the bid bonds of the unsuccessful tenderers be returned.

The City Manager submits the matter to Council for approval of the recommendations of the Development Consultant.

MOVED by Ald. Kennedy,

THAT the recommendation of the Development Consultant contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, July 8, 1975

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STANDING COMMITTEES AND OTHER REPORTS

I. Report of Standing Committee on
Community Services
(June 19, 1975)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Hudson Marine Plaza (Shannon Day Care Centre)
- Cl. 2. Derelict Buildings
- Cl. 3. Liquor Administration Branch Regulations
- Cl. 4. Juvenile Detention Home
- Cl. 5. St. James Social Service - Recreational Facilities
- Cl. 6. Strathcona Offstreet Proposal

The Council took action as follows:

Hudson Marine Plaza (Shannon Day Care Centre)
(Clause 1)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this clause be received and the recommendation be approved.

- CARRIED UNANIMOUSLY

Derelict Buildings
(Clause 2)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this clause be approved:

FURTHER THAT the Chairman discuss this matter with the Chairman of the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

Liquor Administration Branch
Regulations (Clause 3)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

Juvenile Detention Home
(Clause 4)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this clause be received and the recommendation be approved.

- CARRIED UNANIMOUSLY

St. James Social Service -
Recreational Facilities (Clause 5)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this clause be approved.

- (not put)

MOVED by Ald. Volrich

THAT the resolution of the Standing Committee be changed to read as follows and approved accordingly:

"THAT this matter be referred to the Park Board with a request that they consider the request of St. James Social Service."

- CARRIED

(Ald. Harcourt, Marzari & Rankin opposed)

The amendment having carried, the motion of Ald. Rankin was NOT PUT.

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STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services
(June 19, 1975) (continued)

Strathcona Offstreet Proposal
(Clause 6)

MOVED by Ald. Rankin

THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on
Planning and Development
(June 19, 1975)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Zoning and Subdivision Briefing
- Cl. 2. The Establishment of a Chinatown Historic Area Planning Committee
- Cl. 3. Gastown Historic Area Planning Committee
- Cl. 3. Overall Planning Programme

The Council took action as follows:

Zoning and Subdivision Briefing
(Clause 1)

MOVED by Ald. Bowers

THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

The Establishment of a Chinatown
Historic Area Planning Committee
Gastown Historic Area Planning Committee (Clause 2)

MOVED by Ald. Bowers

THAT Recommendations A, B and C of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Overall Planning Programme
(Clause 3)

MOVED by Ald. Bowers

THAT Recommendations A, B and C of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on
Finance and Administration
(June 26, 1975)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Additional Civilian Personnel - Police Department
- Cl. 2. Neighbourhood Services Association - Grant Request
- Cl. 3. Mayor's Salary

The Council took action as follows:

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STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Finance & Administration
(June 26, 1975) (continued)

Additional Civilian Personnel -
Police Department (Clause 1)

MOVED by Ald. Volrich

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED

(Ald. Boyce and Rankin opposed)

Neighbourhood Services Association -
Grant Request (Clause 2)

MOVED by Ald. Volrich

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Mayor's Salary
(Clause 3)

MOVED by Ald. Volrich

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED

(Ald. Rankin, Volrich and the Mayor opposed)

(Council recessed at 4:00 p.m. to reconvene
in the Council Chamber at 4:15 p.m.)

IV. Report of Standing Committee on * * *
Housing and Environment
(June 26, 1975)

The Council considered this report, which contains eleven clauses, identified as follows:

- C1. 1. Bicycle Routes
- C1. 2. Need for Parks in the Eastside of the City
- C1. 3. Landlord and Tenant Act - Hotels and Lodging Houses
- C1. 4. Small Site Compact Housing Demonstration Projects
in the City of Vancouver
- C1. 5. 1976-80 Five Year Plan - Housing
- C1. 6. Housing Sites - Proposal Call - Downtown Eastside
- C1. 7. Housing Status Report
- C1. 8. Progress Report on Enforcement of the Fire By-law
- C1. 9. Progress Report on Enforcement of the Lodging
House By-law
- C1.10. La Petite Maison Co-operative Housing Project
- C1.11. Report Reference - Fraser River Study

The Council took action as follows:

Bicycle Routes
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing and Environment
(June 26, 1975) (continued)

Need for Parks in the Eastside
of the City (Clause 2)

MOVED by Ald. Harcourt

THAT Recommendation A(i) of the Committee be amended to read
as follows:

"THAT Council approve expenditure by the Park Board of
\$75,000 for immediate development of Thunderbird Island
Park; these sums to be reimbursed to the City from the
proceeds of sale of City-owned property in the vicinity."

(Underlining indicates amendment)

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT Recommendation A(ii) of the Committee contained in this
clause be deleted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT Recommendation B of the Committee contained in this clause
be approved.

- CARRIED UNANIMOUSLY

Landlord and Tenant Act -

Hotels and Lodging Houses (Clause 3)

MOVED by Ald. Harcourt

THAT Recommendations A, B and C of the Committee contained in
this clause be approved.

- CARRIED UNANIMOUSLY

Small Site Compact Housing
Demonstration Projects in
the City (Clause 4)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee contained in this
clause be approved on the understanding that these compact housing
demonstration projects will be funded by the G.V.R.D.

- CARRIED UNANIMOUSLY

1976-80 Five Year Plan -
Housing (Clause 5)

MOVED by Ald. Harcourt

THAT Recommendation A of the Committee be approved after dele-
ting the words "in principle" from this recommendation.

(amended)

MOVED by Ald. Rankin (in amendment)

THAT the guidelines for eligibility for the \$3 million subsidy
fund be senior citizens, housing for families earning up to \$10,000
per year, housing for the handicapped and housing for other special
needs, e.g. low-income single persons.

- CARRIED

(Ald. Bowers, Kennedy, Sweeney & Volrich opposed)

The motion of Ald. Harcourt, as amended, and reading as follows,
as put and CARRIED:

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STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing & Environment (June 26, 1975) (cont'd)

1976-80 Five Year Plan - Housing
(Clause 5) (continued)

"THAT Recommendation A of the Committee be approved after deleting the words "in principle" from this recommendation.

"FURTHER THAT the guidelines for eligibility for the \$3 million subsidy fund be senior citizens, housing for families earning up to \$10,000 per year, housing for the handicapped and housing for other special needs, e.g. low-income single persons."

(Ald. Bowers, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Kennedy

THAT the above resolutions be deferred for two weeks.

- LOST

(Ald. Bird, Cowie, Harcourt, Marzari, Rankin and the Mayor opposed)

Housing Sites - Proposal Call -
Downtown Eastside (Clause 6)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 7 to 11 inclusive

MOVED by Ald. Harcourt

THAT the resolutions of the Committee contained in Clauses 7, 8, 9, 10 and 11 be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on
Planning and Development
(June 26, 1975)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. Fairview Area Planning - Budget for Information Programme
- Cl. 2. Retaining Walls and Overhanging Decks - Point Grey Road
- Cl. 3. Residential Hotel Policies in the West End
- Cl. 4. Downtown Open Space and Recreational Uses Policy

The Council took action as follows:

Clauses 1, 2 & 3

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Downtown Open Space and
Recreational Uses Policy (Clause 4)

MOVED by Ald. Bowers

THAT Recommendations A 'i', 'ii', 'iii', 'iv' and 'vi' and Recommendation B of the Committee be approved;

FURTHER THAT Recommendation A 'v' of the Committee be deferred until such time as the Property Endowment Fund Manager submits to Council an inventory of the fund.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (cont'd)VI. Report of Standing Committee on
Community Services
(June 26, 1975)

The Council considered this report, which contains five clauses, identified as follows:

- Cl. 1. Construction, Management and Operation of Ray-Cam Community Centre
- Cl. 2. Department of Labour, Human Rights Branch
- Cl. 3. Juvenile Detention Home - Report from the Medical Health Officer
- Cl. 4. Enforcement of Government Liquor Act
- Cl. 5. Inventory of Youth Services

The Council took action as follows:

Construction, Management and Operation of Ray-Cam
Community Centre (Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Department of Labour, Human
Rights Branch (Clause 2)

MOVED by Ald. Rankin

THAT Recommendation (a) of the Committee be approved after striking out the words "affect a settlement" after the word "to" in this clause, and substituting therefor, the word "discuss".

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT the delegation requests of Ms. Shelagh Day, Human Rights Branch of the Department of Labour and the Status of Women Council be approved, and that Recommendations (b) and (c) of the Committee contained in this clause be deferred pending the hearing of these delegations.

- CARRIED UNANIMOUSLY

Juvenile Detention Home - Report from
the Medical Health Officer (Clause 3)

MOVED by Ald. Rankin

THAT Recommendation (a) of the Committee contained in this clause be approved.

- (amended)

MOVED by Ald. Bowers (in amendment)

THAT Recommendation (a) be approved after deleting the words "and that if the Province does not carry out this work, the City provide the necessary ventilation".

- CARRIED

(Ald. Boyce, Rankin and Volrich opposed)

The amendment having carried, the motion of Ald. Rankin as amended, was put and CARRIED.

(Ald. Boyce, Rankin and Volrich opposed)

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services (June 26, 1975) (cont'd)

Juvenile Detention Home - Report from the
Medical Health Officer (Clause 3) (cont'd)

MOVED by Ald. Rankin

THAT Recommendations (b) and (c) of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Rankin

THAT the resolutions of the Committee contained in Clauses 4 & 5 be received for information.

- CARRIED UNANIMOUSLY

VII. Illegal Suites

The Committee of Officials submitted the following report under date of July 4, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows: -

(a) The following applications be approved for one year from the date of this Resolution:

Phyllis Purues (tenant), 2386 West 5th Avenue
Allison A. Killam (tenant), 2386 West 5th Avenue
Maureen E. Miltimore (tenant), 2386 West 5th Avenue
Linda K. Robertson (tenant), 2386 West 5th Avenue
Theresa Hoops (tenant), 2386 West 5th Avenue
Jagjit Mangat (owner), 2931 McGill Street
Martin G. Donovan (tenant), 1921 East 2nd Avenue
Surjit Sandhu (owner), 5657 Stamford Street
Dave Adamson (tenant), 1743 Bayswater Street
Vicki McCullough (tenant), 2912 Discovery Street
Verna Pyplacz (tenant), 2607 MacKenzie Street
Murari Lal Ram (tenant), 3545 East 28th Avenue

(b) the following application be approved for six months from the date of this Resolution:

Pierre De Bellefeuille (tenant), 2316 East 11th Avenue

(c) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(d) the following applications be not approved:

Elias Minatsis (owner), 3255 West 12th Avenue
Donald M. Smith (owner), 5142 Fairmont Street
John P. Stancato (owner), 375 South Skeena Street
Fred Meagher (tenant), 850 East Broadway
Peter and Desa Prodanovic (owners), 4782 Manor Street
Roderick MacLeod (tenant), 1312 Walnut Street
Lachaman S. Khangura (owner), 8050 Prince Edward Street "

STANDING COMMITTEES AND OTHER REPORTS (cont'd)Illegal Suites (continued)

MOVED by Ald. Bowers

THAT recommendations (a) (b) and (c) of the Committee of Officials be approved;

FURTHER THAT the applications from the following be approved for one year from the date of this resolution:

John P. Stancato (owner), 375 South Skeena Street
 Peter and Desa Prodanovic (owners), 4782 Manor Street
 Lachaman S. Khangura (owner), 8050 Prince Edward St.

AND FURTHER THAT the applications from the following be not approved:

Elias Minatsis (owner), 3255 West 12th Avenue
 Donald M. Smith (owner), 5142 Fairmont Street
 Fred Meagher (tenant), 850 East Broadway
 Roderick MacLeod (tenant), 1312 Walnut Street

- CARRIED UNANIMOUSLY

VIII. Special Report from Alderman Cowie,
 Chairman of the Committee on Motor-
 Cycles in the Kerr Road Park Site

Alderman Cowie submitted for Council's consideration the following report of the Special Committee re Motorcycles in the Kerr Road Park Site:

At its previous meeting on Tuesday, 17th June 1975, the Committee resolved

- "A. THAT on or before July 15, 1975, the Park Board assume care, custody, and management of the Kerr Road Park Site and post it accordingly, thus banning motorcycles from this site effective July 15, 1975.
- B. THAT the Mayor, by way of a letter to the Police Department, advise of the above and request strict full-time police enforcement of the Street By-Law on this site.
- C. THAT it be understood that if the motorcycles move off the Kerr Road Park Site, the Park Board and the City give firm commitments that they will aid in locating alternate motorcycle parks."

Alderman G. Laking of Port Coquitlam and Commissioner R. J. Smith of the Burnaby Parks & Recreation Commission, members of the Lower Mainland Recreation Advisory Committee, advised the meeting that their committee has studied space requirements of the variety of recreational activities, including motorcycles, snowmobiles, horse riding, etc. and this committee is currently studying potential sites for such activities.

Mr. Richard Hankin, Planner with the G.V.R.D., also advised the meeting that G.V.R.D. planners have done some studies on the need for designating recreational areas. He pointed out that because of the large number of recreational clubs, there is first an organizational problem in bringing these clubs together and then there is the problem of what sites are best suited to which types of recreation. G.V.R.D. planners did present a preliminary report on motorcycle areas to the G.V.R.D. Planning Committee which decided the report should be distributed to member municipalities of the G.V.R.D.

It was pointed out during discussion that creation of recreational facilities for sports would qualify for up to one-third of \$1-Million from the Provincial Government Recreational Facilities Fund.

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STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Motorcycles in the Kerr Road Park Site (continued)

Mr. Hankin stated that G.V.R.D. planners would like to do a comprehensive report on the needs of such recreations as motorcycling and its various forms, stock car and quarter-midget racing cars, horseback riding, etc. He stated some of these organizations have capital available as well as good management and supervisory capabilities.

However, the G.V.R.D., currently involved in work on the "Livable Region Plan", does not have sufficient Planning staff to continue a comprehensive recreational study. G.V.R.D. planners, however, would be willing to assist any regional Recreation Advisory Committee.

Discussion then centered on providing an alternative site for the motorcyclists now using the Kerr Road Park Site who must vacate that site by 15th July 1975.

Representatives of the Police Department indicated it will be difficult to enforce the ban on motorcycles in the Kerr Road area; that the police do not have the legal right to evict persons from such property.

The Police Department's spokesman added, however, it is only a small majority of bike riders at the Kerr Road Site who are creating the noise nuisance to residents of the area.

Parks Commissioner R. J. Smith of Burnaby advised that his municipality has studied this matter and is looking at three potential sites for small off-road minibikes. A number of regulations have been established by Burnaby, but the municipality cannot begin operation of these sites by 15th July 1975. He suggested the Vancouver closure of the Kerr Road Site to motorcycles will mean the motorcyclists may move into the "Big Bend" area of Burnaby.

Alderman Tony Schmand of Delta informed the Committee his Council is on record as making available the 15-acre "Burns Bog" area in Delta for use by motorcyclists; however, some site preparation work may be required.

Burns Bog is the landfill site used by Vancouver City and Alderman A. Cowie advised that the Vancouver City Engineering Department has expressed opposition to use of the Burns Bog by motorcyclists.

Alderman Schmand reminded those present that Delta experienced serious problems with drag racers at Boundary Bay but through cooperation with the drag racing fraternity and the municipality, the drag racing operation is now well operated and supervised.

It was stressed that two or three sites for motorcyclists are required in the lower mainland area.

A representative of residents near the Kerr Road Site stated that residents in the area are becoming very annoyed at the noise of the motorcycles.

Mr. Alan Carter, Coordinator, of the Provincial Outdoor Recreation Advisory Committee, indicated that his organization would be willing to assist in a study of locations for motorcycle recreation and that his organization has access to technical experts.

It was noted there are seven sanctioned types of motorcycle events ranging from minibike trail riding to motocross events for larger motorcycles.

STANDING COMMITTEES AND OTHER REPORTS (cont'd)Motorcycles in the Kerr Road Park Site (continued)

Following further discussion, it was resolved

THAT Alderman A. Cowie, Chairman of the Special Committee on the Kerr Road Park Site, would meet with Burnaby Parks Commissioner R. J. Smith and Alderman Tony Schmand of Delta to discuss the feasibility of providing part of the Big Bend area near the Fraser River in Burnaby and the Burns Bog site in Delta as areas for recreational motorcycle sports;

FURTHER, THAT the Coordinator of the Provincial Outdoor Recreation Advisory Committee would begin an overall study on the need for sites for motorcycle recreation.

MOVED by Ald. Cowie

THAT

- (a) effective immediately, the City ban the use of the Kerr Road Park Site by motor-cyclists.
- (b) Council enter into discussions with representatives of the Burnaby Council on the feasibility of using part of the Big Bend area near the Fraser River in Burnaby for motorcycle sports.
- (c) Council approve the use of the Burns Bog landfill site for motorcycle sports subject to report back from the City Engineer on implementation.
- (d) Council request the Park Board to accelerate development of the golf course on the Kerr Road Park Site for report back, and the City consider allocating funds for this development from the Property Endowment Fund, if economically feasible.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd ...

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BY-LAWS

1. BY-LAW TO AUTHORIZE THE ISSUE
OF DEBENTURES TO FINANCE THE
PROPERTY OWNERS' SHARE OF AN
UNDERGROUND WIRING PROJECT IN
TROUNCE ALLEY AND BLOOD ALLEY
SQUARE

MOVED by Ald. Volrich
SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE THE ISSUE
OF DEBENTURES TO FINANCE THE
PROPERTY OWNERS' SHARE OF
CERTAIN LOCAL IMPROVEMENTS
UNDERTAKEN PURSUANT TO THE
GRANVILLE STREET MALL BY-LAW

MOVED by Ald. Volrich
SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO PROVIDE THE PROCEDURE FOR IMPROVEMENTS TO PART OF GRANVILLE STREET AS LOCAL IMPROVEMENTS

MOVED by Ald. Cowie
SECONDED by Ald. Volrich

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd ...

BY-LAWS (cont'd)

3. BY-LAW TO PROVIDE THE PROCEDURE FOR IMPROVEMENTS TO PART OF GRANVILLE STREET AS LOCAL IMPROVEMENTS (Continued)

MOVED by Ald. Cowie
SECONDED by Ald. Volrich

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AUTHORIZE THE ISSUE OF DEBENTURES TO FINANCE THE PROPERTY OWNERS' SHARE OF CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT AND SIDEWALK PROJECTS

MOVED by Ald. Volrich
SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bird

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

Alderman Boyce requested and obtained permission to substitute the following motion for the one submitted as Notice of Motion at the Council Meeting on June 24, 1975:

1. MOVED by Ald. Boyce
SECONDED by Ald. Marzari

THAT WHEREAS two major public hearings on Zoning in the last few months have been one member short because of the justifiable absence of a member:

AND WHEREAS these hearings are always matters of great importance both to the public as well as to Council:

AND WHEREAS it is recognized that all members of Council may not be able to attend all public hearings but that each member of Council should have the opportunity of commenting on any date proposed:

THEREFORE BE IT RESOLVED THAT before a date is set for any public hearing on Zoning, the City Clerk be requested to confer with all members of Council in an endeavour to determine a date if at all possible on which all members of Council can attend such public hearings.

- CARRIED UNANIMOUSLY

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NOTICE OF MOTION

The following Notice of Motion was submitted this day and recognized by the Chair:

1. Minaki Lodge and Other Similar Displacements

MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney

THAT WHEREAS many senior citizens beyond the age of 65 years are being asked to uproot themselves to make space for the City's legitimate needs for new development;

AND WHEREAS the City accepts an obligation to find new equivalent housing accommodation for them at the same rental level;

AND WHEREAS this may not be possible under present conditions of scarcity and inflation;

THEREFORE BE IT RESOLVED THAT the Chairman of the Housing Committee discuss with the appropriate Provincial authorities the proposal that when a hardship is created due to lack of finances etc., the City and Provincial Government accept as a joint obligation the subsidizing of displaced senior citizens to the extent of the excessive rent found necessary to relocate them.

(Notice)

Reference was made to existing City policy which provides for subsidizing of displaced senior citizens as referred to in the above Notice of Motion. Alderman Kennedy requested that this information be made available to the next meeting of Council.

ENQUIRIES AND OTHER MATTERS

Kitsilano Day Committee - Grant

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich

THAT Council approve an additional \$1,000 grant to the Kitsilano Day Committee in respect of the recently held Kits Day celebrations.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

1976-80 Five Year Plan
Capital Programme

Alderman Volrich

advised that a Committee comprised of himself as Chairman of the Standing Committee on Finance and Administration, City Manager and the Director of Finance are currently re-examining all departmental submissions re the 1976-80 Five Year Plan Capital Programme and will shortly be presenting recommendations to the Finance and Administration Committee and subsequently to Council. He referred to the budget of \$75,000 for publicity expenses, etc. in connection with presenting this plan to the electors which was previously approved by Council.

cont'd ...

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ENQUIRIES AND OTHER MATTERS (cont'd)

1976-80 Five Year Plan
Capital Programme (continued)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney

THAT Council authorize the Special Committee examining the Five Year Plan submissions to expend up to \$75,000 in connection with publicity etc. re the proposed Five Year Plan.

- CARRIED UNANIMOUSLY

Buses on Granville Mall

The Mayor

- advised that a recent petition of the merchants on Granville Mall showed that they were 2 to 1 against taking the buses off the Mall this summer. However, they indicated that they would be willing to consider removing the buses for a short period next year, perhaps during the U.N. Conference. The Mayor will discuss this matter further with the merchants.

The Mayor also advised that he is keeping in touch with the Bureau of Transit re further Council meeting with them on transit.

The Council adjourned at 5:45 p.m.

The foregoing are Minutes of the Regular Council Meeting of July 8, 1975, adopted on July 22, 1975.

A. Phillips
MAYOR

K. D. L. L.
CITY CLERK

WORKS AND UTILITY MATTERS

A-1

RECOMMENDATION1. Tender No. 753 - Curbs & Pavements on Sundry Streets and Lanes.

The City Manager submits the following report of the City Engineer:

"Tenders for curbs and pavements on sundry streets and lanes in the City of Vancouver were opened on June 16, 1975, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tender No. 753, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by this Department, and the total cost of the contract may vary according to actual quantities measured during construction.

The City Engineer RECOMMENDS that:

(a) A contract be awarded to the low tenderer as follows:

Columbia Bitulithic Limited,
Post Office Box 34225,
Postal Station 'D',
Vancouver, B.C.
V6J 4N7

Construction of P.C. Concrete Curbs and Gutters,
Asphaltic Concrete Street Pavements,
Asphaltic Concrete Street Surfacing,
and Asphaltic Concrete Lane Pavements.

(b) A contract satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

RECOMMENDATION & CONSIDERATION2. Water Street Beautification Program.

The City Engineer reports as follows:

"Project 200 Properties Limited (C.P.R.) are constructing a building on the north side of Water Street, west of Abbott Street. The property is known as Parcel "B", (Explanatory Plan 236) of Lot 13 and the East Half of Lot 14, Block 6, O.G.T., plan 168. The building will have 6 bay windows encroaching on to Water Street a maximum of 3.5 feet and cover a total encroachment area of 154 square feet.

The Supervisor of Property & Insurance has placed a rental of \$250 per annum for such an encroachment.

The City has negotiated with Project 200 Properties (C.P.R.) and Council approved an interim lease on April 15, for an area at the rear of Parcel "B" for lane purposes as part of the Water St. Improvement programme. The proposed term of the lease is 99 years and there is a nominal rental of \$1.00 per year plus taxes.

The applicant has asked that the rental for the bay window encroachment be at this same nominal rental of \$1.00 per year.

Clause No. 2 Continued.

The City Engineer RECOMMENDS:

- The encroachment of the 6 bay windows be validated in accordance with the Encroachment By-law.
- The annual rental of \$1.00 or \$250.00 be referred for Council consideration."

The City Manager RECOMMENDS approval of the City Engineer's RECOMMENDATION and refers the amount of the annual rental for Council's consideration.

RECOMMENDATION.3. Water Main Installations - 1975 Capital Budget.

The City Engineer reports as follows:

"The following water mains require replacement at this time:

WATER MAIN PROJECT 508

<u>Street</u>	<u>From</u>	<u>To</u>
1. 43rd Avenue	St. George St.	Fraser Street
2. 43rd Avenue	Prince Edward Street	St. George Street
3. Kitchener Street	Renfrew Street	Nootka Street

WATER MAIN PROJECT 509

4. 45th Avenue	Larch Street	Balsam Street
5. 45th Avenue	Balsam Street	Yew Street
6. 6th Avenue	Yukon Street	Alberta Street
7. Park Drive	Oak Street	Shaughnessy Street
8. Park Drive	Shaughnessy Street	Fremlin Street

Five of the above installations are to be completed prior to scheduled 1975 paving work. They are to replace leaking steel mains (#1, 3, 4 & 8) or old 4 inch iron pipe (#6) which has lost its flow capacity. The remaining installations are to replace leaking steel mains in adjacent blocks.

The estimated cost for Project 508 is \$39,000 and for Project 509 is \$41,000.

I RECOMMEND that projects 508 and 509 be approved and that \$39,000 and \$41,000 respectively be appropriated from the 1975 Water Works Capital Account 128/7902, 'Short Notice Projects - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 462, 844, 78

BUILDING AND PLANNING MATTERS**A-4**CONSIDERATION1. Langara Citizens Committee

The Director of Planning reports as follows:

"On December 17, 1973, in response to Council's request of December 4, 1973, the Civic Development Committee at a public meeting appointed the Langara Citizens Committee to recommend to Council terms of reference for the development of the area. No funding was provided for this committee. However, various members have incurred some expenses in connection with their work, particularly the Chairman, Mr. Paul Pulle. He has, for example, visited Victoria to approach Mr. Radford and on at least one occasion has had to pay for a substitute teacher so that he could attend the day time meeting. There have been other incidental expenses such as long distance telephone calls and telegrams. No receipts are available for these expenses but it is clear that they amount to a sum well in excess of \$100.

Whereas, it is reasonable that the members of a Committee of this type, which is operating in the interest of its own area as well as the City at large, should incur some personal expenses, it also seems reasonable that some recognition of extraordinary expenses should be made. Accordingly, it is recommended that payment of \$100 be made to Mr. Paul Pulle, Chairman of the Langara Citizens Committee in partial recompense for expenses incurred by him in connection with the work of the Committee.

No funds are available in the Planning Department budget to cover this cost and if this request is approved, funds would have to be made available from contingency reserve."

The City Manager submits the recommendation of the Director of Planning for Council's CONSIDERATION.

2. Demolition Application

The Director of Planning reports as follows:

"At the June 9th meeting of the Heritage Advisory Committee a list of 28 buildings was proposed for recommendation to Council as Heritage Buildings. This list included the Manhattan Apartments at 1085-99 Robson (784 Thurlow) and the Morrison House at 1179 West Seventh Avenue.

On June 16th a demolition application was filed for 1179-85 West Seventh Avenue. On June 19th a demolition application was filed for 1085-99 Robson.

Vancouver's Charter allows a 90 day hold on demolition permits pending the enactment of a designation by-law. If a designation by-law is passed no compensation is payable. If no designation by-law is enacted within 90 days then the permit may be issued and the applicant shall be entitled to compensation for damages from the withholding of such a permit.

The Manhattan Apartment at 1085-99 Robson has retail floor space on the ground floor and residential floor space on the upper floors. Tenants of the building have not yet been given notice and no other applications for the site have been received. Information on the background of the building is attached.

The building at 1179 West Seventh is one of eight buildings on the Fairview Slopes that was recommended for designation after a joint meeting of the Heritage Advisory Committee and the Fairview Area Planning Committee. Information on the background of the building is attached.

Cont'd...

Clause No. 2 Continued:

Shortly after the owner was aware of the Heritage Advisory Committee's list the building became vacant and was left unsecured. Vandalism has occurred. At the June 26th meeting the Fairview Area Planning Committee again discussed the building and its present condition. The Committee voted to request Council to take the necessary actions to ensure the preservation of this building.

The Director of Planning recommends that the Demolition permit for 1179 West Seventh and for 1085-99 Robson (784 Thurlow) be withheld to allow City Council time to consider designation of the buildings and possible methods of compensation for the property owners.

The City Manager submits for Council's CONSIDERATION the report of the Director of Planning.

NOTE: Delegation this day - Mr. Russell Baker

RECOMMENDATION3. Areas E & F, Champlain Heights, Enclave I

Council on May 6, 1975 approved a development plan for Areas E & F, Champlain Heights. The details of the resolution are attached as Appendix I to this report.

On June 10, 1975 a meeting was held with the City Manager to discuss management alternatives and the implementation of the development plan for Areas E & F, Champlain Heights. A working team of city staff was established under the co-ordination of the Planning Dept. This team is to construct a critical path program for the development of all aspects Areas E & F including servicing, parks, sub-division, zoning, marketing, etc. It will also prepare for consideration of Council alternative staffing and management arrangements to ensure a co-ordinated and efficient development in terms of financial programming and liveability.

Concurrently, the committee will proceed with re-zoning and marketing of Enclave I.

Enclave I is approximately 8.8 acres. The land use is single family detached at a density of eight units per acre. The units will be high income. Standards with respect to landscaping and open space are contained in the approved development plan. It is proposed to re-zone Enclave I to CD-1. The uses, conditions of development and design standards are contained in Appendix II.

An overview of marketing alternatives for Enclave I is attached as Appendix III. It is proposed that the land be marketed to the highest bidder, but the sale or lease be subject to the applicant obtaining a development permit and design approval, conforming to criteria outlined in Appendix II. The question of sale or lease will be reported on by the Finance Dept.

It is proposed that application for re-zoning be made immediately. A survey and registerable plan must be prepared, however, before the required three readings of the by-law and marketing can occur.

It should be noted that Vancouver is currently negotiating with Burnaby for a cost-sharing agreement for the widening of Boundary Road. This issue began in 1954 when officials from Burnaby and Vancouver held informal discussions concerning the most appropriate method of widening Boundary Road from 29th Avenue to the Fraser River to a width from between 100 to 132 feet to provide a future major traffic artery south of 29th Avenue. The plan and recommendations were adopted by both municipalities and guidelines established.

In 1971, a special committee of officials under instructions of Council met with Burnaby officials to deal with the subject, among others, of cost-sharing of property acquisitions. Suggestions put forward by Burnaby were unacceptable to the City, and as no agreement could be reached, Council on July 27th, 1971, resolved, in part:

"That the formal dedication of City lands in the S.E. Sector be held until the cost formula has been agreed upon."

Cont'd...

Manager's Report, July 4, 1975 (BUILDING-3)

Clause No. 3 Continued:

Discussions have been carried on since that date both between officials of the municipalities and at the political level, without success.

The East 66 feet of the property from which Enclave I is to be created lies within the area designated for Boundary Road Widening and would, but for the above Council action, under normal circumstances be dedicated for road purposes on the subdivision plan creating Enclave I. The problem of the dedication of the 66 feet for Boundary Road widening may be handled in two ways:-

Either: (a) Council amend its approval of the forementioned recommendation to permit the dedication of the widening strip as far as it pertains to Enclave I.
or
(b) Survey the site so as to create two parcels of land - one being Enclave I, the other being a site of approximately 66' x 550' (\pm) adjacent to Boundary Road. This strip could be established as road at a later date when cost-sharing arrangements with Burnaby have been formalized.

RECOMMENDATIONS:

A. Instruct the Director of Planning to make application to re-zone Enclave I and refer this application directly to a public hearing.

B. Approve conditions and standards of development as outlined in Appendix II.

C. The Supervisor of Property and Insurance be instructed to advertise Enclave I on the basis of highest price. The condition of sale to include obtaining a development permit and design approval in conformance with the condition of development and design standards outlined in Appendix II.

D. The question of sale or lease be reported on by the Finance Dept.

E. Either: (i) Council amend its aforementioned resolution of July 27, 1971
or to permit the dedication of the widening strip as far as it pertains to Enclave I.
(ii) Survey the site so as to create two parcels of land - one being Enclave I, the other being a site of approximately 66' x 550' (\pm) adjacent to Boundary Road. This strip could be established as road at a later date when cost-sharing arrangements with Burnaby have been formalized.

The City Manager RECOMMENDS approval of the foregoing recommendations A,B,C,D, & E (ii).

FOR COUNCIL ACTION SEE PAGE(S) 48, 98, 477

Manager's Report, July 4, 1975.....(FIRE & TRAFFIC - 1)

FIRE & TRAFFICE MATTERS

CONSIDERATION & RECOMMENDATION

1. Farmers Market

The City Manager submits the following report of the City Engineer:

"HISTORY

On July 23, 1974, Council resolved that a task force of City Officials be set up to meet United Fruit Grower's representatives to find suitable locations for fruit vending in the City. A group, including representatives from Planning, Permits & Licences, Properties & Health, was set up under the chairmanship of the City Engineer to carry out this instruction. Several meetings were held in the summer and early fall of 1974, and the group concluded:

1. so far as the United Fruit Growers were concerned, off-street locations were generally preferred.
2. a list of appropriate City owned properties would be provided to the representative of the United Fruit Growers (Mr. Hans Rhenisch, of Keremeos) for review and comment as to their suitability for use for this purpose.

In August, 1974, a list as outlined in #2 above of six City-owned properties was provided. Since no comments on these sites were received from Fruit Growers until the spring of 1975, despite a further reminder in October 1974, the task force did not meet again. At a recent meeting on May 7, 1975, the history of the issue was reviewed by the task force and the question of a possible permanent market discussed. At that time, the representatives of the United Fruit Growers agreed to have their comments on possible sites into the City within a few days.

A letter dated May 16, 1975, received from Mr. Rhenisch, comments on only two of the sites proposed by the City and adds two sites of his own choice. These sites will be discussed later in this report.

The meeting of May 7, 1975, was also attended by representatives of the Demeter Co-operative Association which is interested in selling handicrafts in conjunction with a farmers market. This group has requested permission to operate on a site on the east side of Hudson Street between 75th Avenue and 77th Avenue, selected by the United Fruit Growers.

Committee members agreed on the desirability of a permanent market site, but noted the problems which will preclude establishing such a site in the near future. The purpose of this report therefore is to deal with off-street fruit vending sites on a temporary basis for the 1975 season.

On-Street Fruit Vending

Fruit may be sold on-street in accordance with the terms of the Street Vending By-law. The vendor would be required to use a standard kiosk design and pay the yearly licence fee of \$200.00. Sites for such a fruit vending operation could be provided and may be desirable in some locations.

Off-Street Sites

Use of off-street sites requires conformance to the health standards in provision of sanitary facilities, to parking requirements, to traffic limitations, and to the restrictions of the Zoning By-law. The sites discussed later in this report have been examined from the point of view of traffic considerations, and with suitable sanitary facilities, can meet the requirements. However, processing through the Board of Variance will be required for some sites. A licence application to the Permits and Licence Department would be required which would then be formally reviewed by the appropriate City Departments. The Fruit Growers have indicated they are prepared to rent the sites from the City and manage them to conform to City requirements.

Manager's Report, July 4, 1975.....(FIRE & TRAFFIC-2)

Clause #1 (Cont'd)

A) Permanent and Temporary Vending Sites

As previously mentioned, it is desirable to establish at least one permanent off-street site to facilitate all types of vending. At the present time, the Social Planning Department is dealing with the related public groups in order to achieve this aim. However, this report will only deal with the temporary vending locations that could be utilized throughout this summer. It is to be noted the Gastown Farmer's Market was approved by Council on June 24, 1975, and should commence operation on July 1, 1975. This site can also be utilized by the United Fruit Growers Association. The following sites have been forwarded as other possible locations by the Fruit Growers Association:

1. East side of the Columbia/Quebec Connector north of Terminal Avenue
2. South side of Marine Drive west of Kinross Street
3. East side of Nanaimo Street south of Vanness Avenue
4. East side of Hudson Street between 75th Avenue and 77th Avenue

Since the City's submission, re: acceptable sites, to the Fruit Growers made in August, 1974, and the Fruit Growers reply in May of this year, the area described in Item 1 above has been sold to a private company, (Ocean Cement Ltd). This company has also exercised its option to lease an area of City property on the west side of the Columbia/Quebec connector north of Terminal Avenue which is desirable as a fruit vending site and is acceptable to the Fruit Growers and the City as an alternate location.

The area south of Marine Drive, west of Kinross Street was utilized by Fruit Vendors last year. This location has since been departmentally reviewed and it is the Department's considered opinion that fruit vending should not be permitted on this site. The heavy traffic volume on Marine Drive and the associated safety problems as well as public opinion in the general area make this an unacceptable site.

The area on the east side of Nanaimo Street adjacent Vanness Avenue is available as well as being a desirable site for fruit vending. It is presently zoned Industrial (M-2).

As previously mentioned, the site on the east side of Hudson Street between 75th Avenue and 77th Avenue has been proposed as a joint location between the United Fruit Grower's Association and the Demeter Co-operative Association. Since this land is presently owned by the Federal Ministry of Transport, all arrangements related to leases should be negotiated between the Federal Government and the concerned co-operative groups.

In view of the above, the following sites can now be considered for off-street fruit vending: (see attached plan)

1. East side of Columbia/Quebec connector north of Terminal Avenue. This site subject to satisfactory lease arrangements between Ocean Cement Ltd, and The United Fruit Growers. (Presently zoned M-1)
2. North side of 14th Avenue east of Slocan Street. (Presently zoned RS-1) Although this site was not mentioned by the United Fruit Growers, it is included since other options have been eliminated.
3. East side of Nanaimo Street south of Vanness Avenue. (Presently zoned M-2)

Rezoning requirements will be considered by the appropriate departments pending Council approval of these sites. Furthermore, any necessary licences to operate off-street sites are to be obtained from the Department of Permits and Licences.

The United Fruit Growers will also be responsible for provision of sanitation facilities to the satisfaction of the Medical Health Officer.

Manager's Report, July 4, 1975.....(FIRE & TRAFFIC - 3)

Clause #1 (Cont'd)

It is recommended that the United Fruit Growers be required to enter into an arrangement satisfactory to the Director of Legal Services regarding a suitable deposit to ensure compliance with the terms of the lease agreement. Prior to the signing of any lease, the licensee is to obtain comprehensive public liability insurance indemnifying and holding harmless the City in the event of any legal suits.

Rental Structure for Off-Street Sites

The rental structure for these sites based on comparable abutting property rates is:

1. For the area, 49,000 sq. ft. on the north side of 14th Avenue east of Slocan Street, rental rate to be \$.64 per sq. ft. per year net. On a monthly basis this computes to approximately \$2,600.00 for the total site area.
2. For the area, 76,000 sq. ft. on the east side of Nanaimo Street south of Vanness Avenue, rental rate to be \$.67 per sq. ft. per year net. On a monthly basis this computes to \$4,200.00 for the total site area.

RECOMMENDATIONS

It is recommended that:

- A. City Council approve off-street fruit vending sites at the following locations on a temporary basis for 1975 only.
 - 1) East side of Columbia/Quebec connector north of Terminal Avenue (subject to satisfactory lease arrangements being made and the applicant receiving a Development Permit).
 - 2) North side of 14th Avenue east of Slocan Street. (subject to any required approval from the Board of Variance).
 - 3) East side of Nanaimo Street south of Vanness Avenue (subject to receipt of a Development Permit).

CONSIDERATIONS

Subject to Council's action on the above recommendations, the following is submitted for consideration:

- 1) Rental rate for vending site on the north side of 14th Avenue east of Slocan Street to be set at \$.64 per sq. ft. per year net. This rent to be payable on a monthly basis.
- 2) Rental rate for vending site on the east side of Nanaimo Street south of Vanness Avenue to be set at \$.67 per sq. ft. per year net. This rent to be payable on a monthly basis."

The City Manager submits the above report of the City Engineer for Council CONSIDERATION and RECOMMENDS approval.

FOR COUNCIL ACTION SEE PAGE(S) 469

Manager's Report, July 4, 1975

(FINANCE)

FINANCE MATTERS

A-7

RECOMMENDATION

1. Position of Ice Rink Co-Ordinator - Park Board.

Background

Council, on June 25, 1974, passed the following resolution in regard to Item 3 of the report of the Finance and Administration Committee dated May 23, concerning Park Board Reorganization:

"THAT with respect to recommendation D(ii) in the Finance and Administration report dated May 23, 1974, the Ice Rink Co-ordinator position be approved for the balance of the year."

On November 26, 1974, Council approved the following recommendation of the City Manager:

"To retain the Ice Rink Co-ordinator position until the Recreation Services Study is finalized and approved by the Board and City Council, or for a period of six months, whichever is lesser."

Current Status

Since the Recreation Services Study has not yet been presented to Committee, it will likely be some time before it is presented for Council approval.

The West End Community Center and Ice Rink is scheduled to open on November 1, 1975. A report on staffing for the Center is in process.

Recommendations

The City Manager RECOMMENDS as follows:

- A. That the position of Ice Rink Co-ordinator be retained, pending Council's consideration of the Recreation Services Study and the report on staffing for the West End Community Centre.
- B. That the necessary funds for 1975 be provided in the 1975 Park Board Income Operations Budget.

2. Temporary Loan to United Housing Foundation Re Central and Oliver Hotel Renovations.

The following report has been received from the Director of Finance.

"The final financing arrangements for the bathing, eating and recreational facilities in the Central and Oliver Hotel have not been completed and it would be appropriate to extend the short term loan City Council granted to the United Housing Foundation, for a further 90 days. The Director of Social Planning is pursuing the matter of the final financing format and it is hoped that a report can be forthcoming within the next couple of months.

I recommend that the loan to the United Housing Foundation be extended for approximately 90 days to September 15, 1975 at the same rate of interest as applied to the earlier loan."

Your City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

3. Dog Control.

At its meeting of June 17, 1975, Council referred the following recommendation of the Standing Committee of Council on Housing and Environment to the City Manager for a further report:

"THAT five additional permanent positions of Pound Officers be established immediately within the City of Vancouver and that two additional summer students be hired on a temporary basis for canvassing."

At this time, the Administrative Analyst is examining the operation of the Pound with relation to the hiring of additional Pound Officers. A detailed examination of past results from canvassing has indicated that the additional revenue generated from two additional canvassers will more than offset their salary costs.

The estimated cost for two additional canvassers for two months, including fringe benefits and 4% commission, is \$3,500.

The Comptroller of Budgets advises that, if approved, the funding source for the additional cost of \$3,500 will be Contingency Reserve.

A copy of this report has been provided to the Business Manager of the Vancouver Municipal and Regional Employees' Union for his information.

The City Manager RECOMMENDS approval of the establishment of two temporary canvassers for a period of two months.

4. The Leon and Thea Koerner Foundation Grant.

The City Clerk reports as follows:

An application was made to the Leon and Thea Koerner Foundation for a grant to assist in the purchase of display equipment, the provision of display material, and the payment of labour costs involved in the related art work.

We are pleased to inform Council that the Foundation has granted \$1,500.00 for this purpose and therefore, it is

RECOMMENDED

THAT Council extend its appreciation to the Foundation for its assistance to the Archives in their Outreach Program.

The City Manager RECOMMENDS that the City Clerk's recommendation be approved.

5. Changes to Schedule of Rental Rates - The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse, September 1, 1975 to August 31, 1976.

The Theatre Manager reports as follows:

"It is proposed that rental rates in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse be increased.

The attached schedule sets out the new rates which represents an increase of approximately 12½% with the Class I rate (2 performances - same evening) up approximately 25%.

Class I Sunday afternoons and Holiday afternoons, previously 50% of the evening rate, will be charged at the full evening rate under the new schedule.

New and higher morning rates have been established equal to the proposed afternoon rate.

In Clause 5 the charge of 10% of the gross receipts from souvenirs, programs, librettos, etc., has been raised to 15%.

In Clause 10 the hourly charge for the use of the Rehearsal Room or the Recital Hall and Green Room is increased to \$15.00 from \$12.50 per hour with a \$120.00 per day maximum, plus wage cost of set-up."

The Vancouver Civic Auditorium Board approved the new schedule at its meeting on February 7, 1975.

The Theatre Manager recommends ratification of the revised Schedule of Rental Rates circulated to members of City Council to have effect from September 1, 1975 to August 31, 1976.

The City Manager RECOMMENDS approval of the Theatre Manager's report.

CONSIDERATION

6. Rental of Stage Lighting Equipment Units to Theatre in the Park.

The Manager of The Queen Elizabeth Theatre reports as follows:

"During the last five years The Queen Elizabeth Theatre has rented lighting units to Theatre in the Park to assist them in their summer productions.

The amount of rental has been held as a credit so that Theatre in the Park can use an equivalent amount of free rental of rehearsal space.

The Theatre Manager, with the concurrence of the Chairman of the Vancouver Civic Auditorium Board, recommends that lighting units be rented to Theatre in the Park under the care and supervision of The Queen Elizabeth Theatre Lighting Console Operator. The sum of \$3,600.00 will be paid in advance by Theatre in the Park and held as a rental credit to offset rentals of the rehearsal rooms in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse. Any unused amount will accrue as theatre rental. Rentals in excess of the amount stated above and all other charges will be paid by Theatre in the Park."

The City Manager submits this matter for Council CONSIDERATION.

Manager's Report, July 4, 1975.....(PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. City Planning Department - Organization

The Director of Planning reports as follows:

"Following the resignation of Mr. H. Pickstone from the position of Deputy Director of Planning, effective June 27, 1975 a number of possibilities have been investigated to cover the responsibilities of that position. Apart from deputizing for the Director as appropriate, Mr. Pickstone was also responsible for directing the following work areas:

1. ZONING DIVISION: Including Development Permit, Sub-Division and Zoning Groups.
2. SPECIAL SERVICES: Including Langara, Strathcona, Britannia, Airport Planning, Historic Area, Budgets and Work Program and Sign Control.
3. STAFF SERVICES: Including Secretarial, Administrative, Graphics and Personnel.

The Department currently operates with the following senior personnel below the level of Deputy:

Associate Director (Pay Grade 38) Responsible for Area Planning - R. R. Youngberg
Associate Director (Pay Grade 38) Responsible for Overall Planning - T. Jenkinson
Assistant Director (Pay Grade 36) Responsible for Central Area - D. M. Hickley
Assistant Director (Pay Grade 36) Responsible for Special Services - A. D. Geach
Zoning Planner (Pay Grade 35) Responsible for Zoning Division - H. W. Gray

The Director of Planning has reviewed the responsibilities of these positions in the light of the vacant Deputy position and has concluded that the work of the Department can be satisfactorily continued by reassigning the Deputy's responsibilities to senior staff and not filling the Deputy's position.

The changes needed to accomplish this would be as follows:

- (1) The two Associate Directors would in future share the deputizing role as appropriate.
- (2) The assistant Director Special Services would also take on the additional responsibility of supervising the Staff Services Group.
- (3) An area of work which cannot be reassigned is the 1975 objective of commencing systematic reviews of the Zoning and Sub-division By-laws. It is recommended that either a Senior Planner or a Consultant be appointed for a two year period to undertake these reviews.
- (4) Because of the status of the Airport Planning program and Mr. Pickstone's involvement in that, the City Manager has authorized a part time continuing role for Mr. Pickstone as Consultant to the Department for the next few months.
- (5) A review of the classifications of the senior positions in the Department should be undertaken because of the reassignment of the Deputy's duties. The review should take into account the broad gap between the Director's Pay Grade at 47 and the Associate Directors' at Pay Grade 38.

The Comptroller of Budgets advises that if the position of Deputy Director is removed, funds would be available in Appropriation 7305/1 - Planning Department Salaries - to cover the salary of the proposed temporary Senior Planner/Consultant position.

Manager's Report, July 4, 1975.....(PERSONNEL - 2)

Clause #1 (Cont'd)

RECOMMENDATION:

The Director of Planning recommends that

- (a) The position of Deputy Director be removed from the establishment of the Planning Department and the duties of that position be reassigned to Senior Staff.
- (b) The Director of Personnel Services be requested to undertake a classification review of these Senior Staff positions for recommendation to the City Manager.
- (c) A Senior Planner or Consultant be appointed for a two year period to undertake a complete review of the City's Zoning and Sub-division By-laws, and that the Director of Personnel Services recommend an appropriate classification for this position.

The City Manager Recommends that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

Manager's Report, July 4, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Expropriation for Highway Purposes

North half lot A, South of lot 2, Block 41,
District Lot 200A,
Block bounded by Brunswick and Prince Edward
Streets, 7th and 8th Avenues

The Supervisor of Property & Insurance reports as follows:-

"Block 41, D.L. 200A bounded by Brunswick and Prince Edward Streets, and 7th and 8th Avenues is all City-owned and was purchased to be part of a new park site. (Park Site No. 10). The Parks Board has requested that the lane be closed and the site consolidated. A title search discloses that a small piece of the lane known as the $\frac{N}{2}$ of Lot A, south of Lot 2, Block 41, D.L. 200A is not registered in the City's name, but in the name of Charles George Major. It is necessary that the City obtain title thereto to complete the plan of consolidation.

Charles George Major at one time owned considerable property in this area of Vancouver, and in 1919 he dedicated numerous portions of his land including other lots in Block 41, D.L. 200A, for lane purposes. For some reason, the $\frac{N}{2}$ of Lot A south of Lot 2 was not included in these dedications. This lot forms part of the lane and has not appeared on the assessment or tax rolls for many years.

Attempts to locate Mr. Major have been unsuccessful and Director of Legal Services advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a Vesting Order.

RECOMMENDED that the Director of Legal Services be authorized to proceed with the expropriation of the aforesaid North half of Lot A, south of Lot 2, Block 41, D.L. 200A, and that the application be made to the Court for a Vesting Order."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Lease of Part of Coroner's Court Building to the Provincial Government

- 240 East Cordova Street, legally described as Lots 26 & 27, Block 10, D.L. 196

The Supervisor of Property & Insurance reports as follows:-

The second floor and a portion of the basement of the Coroner's Court Building at 240 East Cordova Street is being leased to the Provincial Government as part of the take-over of Provincial Courts' functions.

The Provincial Government has asked that the lease arrangements with the City be formally approved under the following terms and conditions which have been agreed to by City officials and representatives of the government:

Lease Term: One year from April 1st, 1975

Rental: \$2,447.18 per month or \$29,366.20 per annum

Utilities: City to pay light, heat and power. Province to pay telephone rates for their particular leased area.

Manager's Report, July 4, 1975,.....(PROPERTIES - 2)

Clause #2 (Cont'd)

Repairs & Maintenance: City to be responsible for day-to-day preventative maintenance. Major repairs to cooling system or elevator to be responsibility of Province. Cost of other major repairs, such as roof, to be shared on a pro rata basis.

Further reports regarding lease arrangements for 475 Main Street, the Juvenile Detention Home & Family Court Buildings & licenses for 1655 Robson Street, 1720 Grant Street, will be forwarded to City Council for approval at a later date.

RECOMMENDED That a lease agreement for the Coroner's Court be drawn between the City and the Provincial Government, incorporating the above terms and conditions."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 471

PART REPORTSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICESJune 19, 1975

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 19, 1975, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:

Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT:

Alderman Boyce

COMMITTEECLERK:

H. Dickson

RECOMMENDATION1. Hudson Marine Plaza (Shannon Day Care Centre)

Appearing before the Committee this date were representatives of the City Health Department, Social Planning Department, and the Legal Services Department. Also present were the project manager of the Hudson Marine Plaza (a commercial office tower development in Marpole) and Ms. Sandra Rose of Shannon Day Care Centre.

The Committee pointed out that in the original agreement between the developers, Hudson Marine Holdings Limited, and the City, Hudson Marine agreed to provide 2000 square feet of indoor space and 2400 of outdoor space for \$1.00 a year for the Shannon day care centre; in return the City permitted the developers to add an additional storey to their building.

The Committee had before it for consideration a report dated July 19, 1974 (circulated) which contained the following recommendations of the Director of Social Planning:

- "1. Council approve in principle a lease arrangement between Hudson Marine Holdings Ltd. and the City of Vancouver covering 4,400 square feet of day care space for 99 years (or the life of the building) at the sum of \$1.00 in the Hudson Marine Plaza;
2. Council authorize the Director of Legal Services to complete a detailed lease arrangement to his satisfaction;
3. Council approve the following two major components of the lease arrangement:
 - (a) Should at some future date the City decide that day care would no longer serve a useful function in the Hudson Marine Plaza, any other public use would be subject to mutual agreement between the building's owner and the City;
 - (b) The City or its sub-lessee to pay its share, based on percentage of total building area occupied, of taxes and utilities."

Cont'd...

Clause No. 1 Continued:

These recommendations were approved by City Council on July 23, 1974.

Also before the Committee for information were copies of a letter from the City Legal Department to the developer in which a City legal official expressed frustration in attempting to resolve recommendation number 2 (above) with the developers.

Representatives of the Day Care Centre expressed to the Committee their impatience and annoyance that the Day Care Centre is not yet available.

The project manager of Hudson Marine Plaza explained there had been some problems which have been overcome and the day care centre should be complete with washrooms, kitchen, carpeting, etc. by September 1, 1975.

In response to the urging of the Committee to speed the project up, the project manager indicated it might be possible to have the day care centre ready by August 1, 1975.

A representative of the City Legal Department stated there is some doubt in his mind as to whether the developers' legal counsel has instructed the developers to proceed with the day care project. Also, the day care people are experiencing difficulty in knowing which person to deal with in Hudson Marine Holdings Ltd.

The project manager replied he would instruct his solicitor to convey to the City that the job will be done as soon as possible.

It was pointed out the Shannon Day Care is required to prepare a budget for the Human Resources Department which would include taxes on its space in the Hudson Marine Plaza. This tax amount remains unknown.

Following discussion, it was

RESOLVED

THAT the City Legal Department keep the Community Services Committee advised of any problems encountered in concluding this lease agreement for the day care centre at the Hudson Marine Plaza, and it was

RECOMMENDED

THAT the City pay the property taxes on the 2000 square feet of space allocated for the Shannon Day Care Centre in the Hudson Marine Plaza for 1975 only.

(During consideration of this matter the developer distributed copies of a letter (circulated) outlining costs and timing for completion of the day care centre).

INFORMATION

2. Derelict Buildings

The Committee had before it for consideration a letter dated May 12, 1975, (circulated) from Mr. Bruce Eriksen, President of the Downtown Eastside Residents' Association complaining of a number of older buildings in the downtown eastside which Mr. Eriksen feels are fire hazards. Buildings mentioned include 201, 203, 205, and 235 Powell Street, 112 Main Street, 225 Main Street, and buildings at the corner of Main and Powell Streets and Main and Cordova Street.

Clause No. 2 Continued:

Following discussion, it was

RESOLVED

THAT the Chief Fire Warden, City Building Inspector, and the Medical Health Officer, examine these structures and report back to the Community Services Committee.

3. Liquor Administration Branch Regulations

Appearing before the Committee this date was Mr. J.A. McCrossan, Legal Counsel to the Liquor Administration Branch, to advise of proposed changes in the Provincial Government Liquor Act. Representatives of the Police Department were also in attendance. It is proposed that the following section of the Liquor Administration Control and Licensing Act:

"Except in the case of Liquor purchased and consumed in accordance with a licence under this Act or a permit for a purpose necessitating its consumption in a public place, no person shall consume liquor in a public place."

Be replaced by the following:

- "(1) Except in the case of liquor purchased and consumed in accordance with a licence under this Act permitting consumption in a public place, no person shall consume liquor in a public place.
- (2) For the purposes of this section, public place does not include
 - (a) a residence, or
 - (b) a public beach, public park, or public campground, or any part of it, designated by by-law of a municipality or regional district, or by the Parks Branch of the Department of Recreation and Conservation, or by the National Parks Service, having jurisdiction over it as a place in which liquor may be consumed, or
 - (c) a garden, terrace, and poolside patio of a club, condominium, restaurant, hotel, or a military mess holding a valid and subsisting licence for the sale of liquor under this Act.
- (3) A municipality or regional district may pass a by-law for the purpose of subsection (2) (b) and may, in the by-law, establish terms, conditions, rules, and regulations not contrary to this Act or the regulations under which liquor may be consumed in the public beach, public park, or campground, and the penalties for contravention of the by-law.
- (4) Nothing in this section affects section 48, and subsection (2) does not apply in respect of an offence under section 48."

This proposed change in the Liquor Control and Licensing Act is currently before the House.

Clause No. 3 Continued:

Mr. McCrossan explained to the Committee that he has been instructed to consult with various organizations on this proposed change which would allow drinking of alcoholic beverages in parks, at beaches, in public campgrounds etc.

He pointed out that the charge of being intoxicated in such public places will remain in effect.

Subsection 3 of the proposed amendment means that each municipality can establish whatever controls it wishes on drinking on beaches and in parks but it was noted during discussion there could be problems in different municipalities establishing differing regulations.

Mr. McCrossan also told the Committee he feels minors should no longer be permitted in cabarets (a suggestion put forward by the Community Services Committee at an earlier meeting). He stated minors could be permitted to enter licensed restaurants if over 50% of the goods sold are food.

It was noted by the Police Department that this 50% rule could be very difficult to enforce.

It was suggested that if such an amendment regarding drinking in public places is approved by the Provincial Government, the G.V.R.D. should examine any proposed municipal regulations to ensure regional uniformity.

The Committee noted the City has enough problems related to the consumption of alcohol and is not overly optimistic about the proposal to allow drinking in parks and beaches.

It was further noted by the Police Department that certain areas of public beaches or parks could be designated as drinking areas.

Following discussion, Mr. McCrossan was thanked for his appearance before the Committee, and it was

RESOLVED

THAT his verbal report be received.

RECOMMENDATION

4. Juvenile Detention Home

The Committee had before it for consideration a letter dated June, 1975, from Valerie Meredith of the Family Court Committee (circulated) which was critical of the condition of the Juvenile Detention Home at 2625 Yale Street. This facility was formerly under the jurisdiction of the City but was taken over by the Provincial Government over a year ago.

A representative of the City Finance Department advised that on June 13, 1975, the City was in receipt of a letter from the Provincial Department of Public Works advising that the Public Works Department is currently attempting to evaluate whether the Juvenile Detention Home is worth the extensive upgrading required as it may only be leased from the City for five years.

Following discussion, it was

RESOLVED

THAT the Medical Health Officer inspect the juvenile detention home at 2625 Yale Street and report back to the Community Services Committee.

Clause No. 4 Continued:

and it was,

RECOMMENDED

THAT a copy of the letter from the Family Court Committee complaining of the condition of the Juvenile Detention Home at 2625 Yale Street be forwarded to the Minister of Public Works and the Attorney-General requesting they give it serious consideration and reply as soon as possible to the Community Services Committee.

INFORMATION

5. St. James Social Service - Recreational Facilities

The Committee had before it for consideration a brief letter dated June 11, 1975 from Mrs. May Gutteridge of St. James Social Service requesting land be made available by the City in the downtown eastside area for a recreation area and a swimming pool.

Mrs. Gutteridge specifically suggested the area at the foot of the Georgia Viaduct at Prior and Gore Streets.

Members of the Committee expressed the view that a swimming pool in this area of the City would be well used and enquired whether Mrs. Gutteridge had approached the Parks Board with her proposal. She replied she had not.

During discussion it was noted that such a project could qualify for up to one third of one million dollars from the Provincial Recreation Facilities Fund.

Following discussion, it was

RESOLVED

THAT this matter be referred to the Parks Board with a request that the Board study the area, locate a suitable site for a swimming pool and report back to the Community Services Committee, such report to include the approximate costs of site acquisition and pool construction.

6. Strathcona Offstreet Proposal

The Committee had before it for consideration a letter dated June 16, 1975, from Pat McMullen of the Strathcona Offstreet Drop-in Program which read as follows:

"We have enclosed two proposals for the Strathcona Offstreet Program. The first is an interim 3-month budget, the second is a proposal for a year's program and is an expansion of the first.

The interim budget was originally submitted to the Vancouver Resources Board. It was turned down as the Vancouver Resources Board stated it doesn't fund this type of local program.

The second proposal has a dual purpose: one, to keep the young people who have been involved with the Offstreet Program participating; second, to involve some of the more difficult younger teenagers who live in the Strathcona and downtown area in the Offstreet Program.

Clause No. 6 Continued:

We would like to seriously consider this proposal. We have worked with teenagers in this area and feel without the Offstreet Program there will not be the support needed to encourage the older teenagers to carry on toward a productive life and there will not be the prevention programs needed for the younger ones. This program doesn't purport to solve the whole problem but without it there will be a void in the recreational needs of this area.

We would appreciate your cooperation. Thank You."

Accompanying the letter were details of the organization's proposed program including figures for an interim budget for 3 months of \$5,910.00 and a full year's budget of \$63,168.00. Distributed at the meeting were copies of a letter dated June 18, 1975, from the Vancouver Resources Board recommending the City support this grant application, along with a letter of support for the program by one of the program workers (circulated).

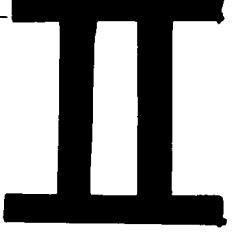
Following discussion, it was

RESOLVED

THAT the application of the Strathcona Offstreet Drop-in Centre for funding be referred to the Director of Social Planning for a report back to the Community Services Committee as soon as possible.

The meeting adjourned at approximately 5:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 480-1



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JUNE 19, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 19, 1975 in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:35 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Zoning and Subdivision Briefing

The Committee considered an Information report of the Director of Planning dated June 2nd, 1975 (copy circulated) which was distributed at the meeting. The report outlines the work of the three groups which constitute the Zoning Division of the Planning Department.

Mr. H. W. Pickstone, Deputy Director of Planning, introduced the Group Leaders -- Mr. Al Floyd, Development Permit Group; Mr. Howard Schesser, Zoning Administration Group and Mr. Denys Bradley, Subdivision Group.

With the aid of a chart (copy circulated), the Group Leaders described the methodology for processing development permit, rezoning, subdivision and strata title applications.

Mr. Floyd indicated that with the hiring of additional plan checkers, the backlog in issuing development permits was cleared up in three months. He advised that one of the innovations was to send applicants a card with the name and phone number of the plan checker dealing with his application.

The Committee felt that the chart should be distributed to architects, developers, etc. A brochure is planned that will be distributed to the public to explain the development permit process and the chart would be included.

Mr. Schesser advised that the backlog of rezoning applications has been reduced but with only one person doing the necessary investigations, the progress is slow. The appeals to the Board of Variance fall under the Zoning Administration Group. Although there are a large number of appeals, they are mainly for minor things, i.e. relaxation of side yards.

Mr. Bradley advised that with the addition of an assistant, the number of subdivision and strata title applications outstanding is decreasing.

The Committee felt that ways of reducing the time taken for processing rezoning applications should be investigated and the results reported back to the Committee.

RESOLVED:

THAT the verbal report of the Group Leaders of the Zoning Division of the Planning Department be received.

RECOMMENDATIONS

2. The Establishment of a
Chinatown Historic Area Planning Committee
Gastown Historic Area Planning Committee

The Committee considered a report of the City Manager dated May 20th, 1975 wherein the Director of Planning outlines the reasons for establishing Historic Area Planning Committees for Chinatown and Gastown. The report states in part:

"The 'Historic Area', as designated by the Provincial Government on February 2, 1971, is composed of two distinct sub-areas, Gastown and Chinatown, each having its own separate identity and characteristic needs. It was with the intent of acknowledging this, that on March 21, 1974, the Standing Committee of Council on Civic Development resolved that:

"the Director of Planning report back ... on the composition and function of the proposed Gastown and Chinatown Historic Area Planning Committees".

It was considered appropriate that both Committees should continue in the tradition of the original joint Chinatown-Gastown Historic Area Advisory Board (H.A.A.B.). On May 28, 1974, the H.A.A.B. held its last formal meeting.

Since that time, Development and Sign Permit Applications within the Historic Area have been processed under normal Planning Department procedures, with the Director of Planning acting on behalf of the Provincial Government.

HISTORIC AREA PLANNING COMMITTEE

With the passage, in late 1974 of appropriate zoning and signing ordinances for both Gastown and Chinatown it became possible to discuss the establishment of such committees with the various concerned individuals and groups. *

The Director of Planning recommended:

1. THAT a Chinatown Historic Area Planning Committee be established in accordance with the purpose, organization, and procedures outlined in Appendix A. (copy circulated).
2. THAT the Chinatown Historic Area Planning Committee be comprised of eight (8) representatives from "local area" groups and three (3) from "non-local area" groups.
3. THAT a Gastown Historic Area Planning Committee be established in accordance with the purpose, organization, and procedure outlined in Appendix B. (copy circulated).
4. THAT the Gastown Historic Area Planning Committee be comprised of four (4) "local area" groups and three (3) "non-local area" groups.
5. THAT each of the two Planning Committees be allocated an annual budget of \$4,000.00 to enable them to carry out their duties.
6. THAT the Supervisor of Properties & Insurance, in conjunction with the Planning Department, be requested to find suitable accommodation for the two Planning Committees to enable them to carry out their duties.

Clause No. 2 continued

General agreement has been reached on matters of purpose, procedure and organization for both the Gastown and Chinatown Planning Committees. It is proposed that the number of members on the Gastown Committee be seven and the Chinatown Committee, eleven.

With respect to budget, Mr. Michael Egan, Planning Department, advised that each Committee would require 400 square feet of leased space for a meeting room at a cost of \$3000.00 per annum, plus \$1000.00 to print an annual report. Committee members suggested that accommodation might be provided by organizations in each of the areas. They also requested that the annual reports be brief and economical.

RECOMMENDED

- A. THAT Recommendations 1, 2, 3 and 4 of the Director of Planning be approved.
- B. THAT the Supervisor of Property & Insurance, in conjunction with the Planning Department, be requested to find suitable accommodation for the two Planning Committees to enable them to carry out their duties; and report back.
- C. THAT the question of an annual budget of \$4000.00 for each Committee be deferred until the report on suitable accommodation is received.

3. Overall Planning Programme

The Committee considered a report of the City Manager dated June 5th, 1975 forwarding a report of the Director of Planning which outlined the status and content of the proposed 1975 programme for the Overall Planning Division of the Planning Department (copy circulated).

The City Manager's report states in part:

* CURRENT PROGRAM

The purpose of the report is to propose a Policy Planning Program. It describes the following: the basic work elements in the program, time deadlines for consummation of each phase of the work program; staff assignments to specific work responsibilities; and other work projects that are part of the Division's 1975 work program. It also discusses the relationship of city policy planning programs to the G.V.R.D.'s Livable Region Program.

The paper proposes that the Policy Planning Program be considered in three stages:

- 1) Problem Identification and Policy Development Process - 1975
- 2) Public Involvement Process) for consideration beyond
1975
- 3) Continuing Planning Process)

Clause No. 3 Continueda) For 1975: Stage 1, Problem Identification & Policy Development Process

Three phases would be carried out (see work program diagram attached to the report, Schematic #3).

- 1) Problem Identification - preparation of a series of White Papers
- 2) Examination, evaluation of inter-relationship of the White Papers
- 3) Preparation of an Introductory Policy Plan

b) Relationship with Standing Committee on Planning & Development

At the end of each work element's time frame the particular staff paper or report would be brought to the Standing Committee for discussion and concurrence before proceeding to the next step of the program.

c) Relationship with Other City Departments & Other Agencies

Throughout the various phases of the work program where possible within the available time; the Planning Department would be working closely with other city departments and other relevant public and private agencies to assure adequate input, comment and close co-operation.

PROGRAM BEYOND 1975

The report contains a brief outline of Stage 2 and Stage 3 and diagrams of the Policy Planning Program (these are contained in the report for informational purposes).

Stage 2 - Public Involvement Process

Stage 3 - Continuing Planning Process

This is the direction that may be taken as part of the on-going program. //

Mr. T. Jenkinson, Associate Director, Overall Planning, described the proposed Policy Planning Programme to the Committee and requested Committee endorsement for Stage 1 and approval of the general work programme of the Division. He advised that to deal with a programme of issues and problems to form the basis of an on-going programme for decision-making is a complex and difficult task. The Division is attempting to develop an overall long range planning programme for the City and provide a bridge between engineering and planning functions for certain projects.

The Committee agreed that the "staff function" section should be referred to the Director of Planning and the City Engineer to make sure there is no duplication of the other department's work.

It was the feeling of the Committee that a general "bull session" should be held to discuss overall planning. Mr. Jenkinson advised that the Division is currently documenting City policies and this could be available for the session.

Clause No. 3 Continued

After discussion, the Committee

RECOMMENDED

- A. THAT the Policy Planning Programme, Stage 1, be endorsed as submitted for the conduct of the City of Vancouver's Overall Planning Programme.
- B. THAT the 1975 general work programme of the Overall Planning Division of the Planning Department be approved.
- C. THAT the section on "Staff Function" listed in the Appendix be referred to the Director of Planning and City Engineer to review respective responsibilities.

The meeting adjourned at 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 481

REPORT TO COUNCIL

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STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

JUNE 26, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 26, 1975 at approximately 10.30 a.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Sweeney
ABSENT :	Ald. Marzari
ALSO PRESENT :	Ald. Boyce, Cowie
CLERK:	G. Barden

RECOMMENDATION

1. Additional Civilian Personnel - Police Department.

City Council on June 17, 1975 when considering City Manager's Report entitled Additional Civilian Personnel - Police Department, passed the following motion:

"THAT this whole matter be referred to the Standing Committee on Finance and Administration for consideration with officials concerned, including representatives of the Police Department, this meeting to be arranged for a time convenient to all members of Council."

The Committee had for consideration a Manager's Report dated June 13, 1975 wherein the Administrative Analyst reported on his review of the work load situation in areas that would be affected by the Police Department's request for eight additional civilian staff. (copy circulated).

A. Central Records (Information Section)

Representatives of the Police Department reported that two additional Clerk Typists are required because of the increased work load in the Information Section of the Central Records and because the records area is not secure. Unauthorized personnel have unlimited access, with a consequent misfiling and loss of records. The additional Clerk Typists combined with the present staff will ensure adequate security when combined with revised systems and procedures.

B. Kennel Attendant

The Police representatives reported that a civilian Kennel Attendant is required full time to relieve the Police Constable of feeding and exercising the police dogs and to clean the kennels. The kennels are becoming filthy and the dogs are getting sick due to lack of proper care.

C. Fingerprint Checker/Trainer

The Police representatives requested that a position of Fingerprint Checker/Trainer be established. The work load in this section has increased heavily since 1971 and errors have doubled. A general reorganization of the Fingerprint section has been undertaken to facilitate the training of both new Police Constables and Civilian Technicians as well as the checking of general classifications by the staff. The position of Fingerprint Checker/Trainer is required in the reorganization of this section.

Clause No. 1 Continued.

D. Districts 1 & 2 - 2 Clerk Typists

The Police representatives reported that the addition of two Clerk Typists are required to provide clerical/stenographic assistance for the two District Inspectors, centralization of the district's clerical functions, increased work load anticipated due to increased complement of uniformed personnel and approximately 70 hours per week of uniformed staff time would be made available for regular police duties.

It was noted that on February 18, 1975 City Council passed the following motions:

- "(i) THAT Council authorize an increase of 120 policemen in the permanent establishment of the police force in 1975;
- (ii) THAT Council permit and encourage the Police Board to hire additional civilians to replace police constables in some duties, within the overall budget implied in Recommendation (i)."

The City Manager recommended that Council approve the two Clerk Typist positions subject to a reduction in the permanent establishment of (2) uniformed staff.

The police representatives did not agree with the City Manager in regard to reducing the strength of the police force for two Clerk Typist positions. They stated that when they find a policeman doing a job that could be done by a civilian, they will hire a civilian and reduce the force accordingly. However, they do not agree with hiring civilians and letting policemen go that are needed.

The City Manager reported that if Council is persuaded to hire two Clerk Typists it would mean an improvement in the standard of service.

E. Oakridge Station

The Police representatives reported that an additional two Police Report Clerks are required at the Oakridge Station based upon the following considerations:

- (i) an increase in the level of service to the community. The station would be open to the public 16 hours per day, 7 days per week. It is now open only on weekdays to 4.00 p.m.
- (ii) the provision of clerical/stenographic assistance to the two District Inspectors;
- (iii) unsatisfactory response time from the Central Office typing pool;
- (iv) increased workload anticipated, due to increased complement of uniformed personnel;
- (v) approximately 10 hours per week of uniformed staff will be made available for regular police duties.

The Administrative Analyst reported that inasmuch as these two positions represent an increase in the level of service, they should be submitted to Council for consideration.

Clause No. 1 Continued.

Following further discussion, it was
recommended

THAT Council approve

- A. two Clerk Typist positions in the Information Section at Central Records;
- B. the request for one Kennel Attendant position;
- C. the establishment of the Fingerprint Checker/ Trainer position;
- D. 2 Clerk Typist positions (one each in Districts 1 & 2) subject to a reduction in the permanent establishment of two uniformed staff;
- E. two Police Report Clerks at Oakridge Station;
- F. THAT all approved positions be classified by the Director of Personnel Services and the Director of Personnel Services discuss with the V.M.R.E.U. the manner of implementation of shift work in the Central Records (Information Section);
- G. THAT the source of funding be Contingency Reserve.

2. Neighbourhood Services Association - Grant Request.

The Committee had for consideration a letter dated June 18, 1975 from the N.S.A. requesting a City grant of \$15,000 to cover additional operational costs incurred as a result of the loss of Alexandra House by fire in February 1975. (Copies circulated).

Mr. Helm, Executive Director, N.S.A. stated that the loss of income and additional expenditures were not taken into consideration by the Director of Social Planning when he recommended the City grant of \$30,000 which was approved by City Council on May 27, 1975, and submitted a statement of the additional costs totalling \$15,842.

It was noted that the \$50,000 received from insurance will be generating interest at 9 or 10 per cent until it is used for a new building and this interest should be put towards their expenses.

Following further discussion, it was

RECOMMENDED

THAT City Council approve a grant of \$8,000 to the N.S.A. as the City's share in the loss.

3. Mayor's Salary.

The Committee had for consideration a memorandum from the Chairman recommending that the Mayor's salary of \$26,400 p.a. be increased by 12% for 1975 effective from January 1, 1975. The Chairman stated that this proposed increase is lower than the prevailing rates of settlement in the economy and in line with "restraint" guidelines which have been recommended by the Federal Minister of Finance. The Chairman noted that the Mayor is in concurrence with this proposal.

The Committee also had for consideration a chart giving comparisons of Mayors' salaries in cities across Canada. The chart indicated that an increase of 12% would not bring the Mayor's 1975 salary up to what most Mayors across Canada received in 1974.

Standing Committee of Council
on Finance & Administration
June 26, 1975

Clause No. 3 Continued.

Following discussion, it was

RECOMMENDED

THAT Council approve an increase in the Mayor's indemnity of 13.6% (\$2,500 per month, \$30,000 p.a.) retroactive to January 1, 1975.

The meeting adjourned at approximately 11.05 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 481-2

REPORT TO COUNCIL

• STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

June 26, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 26, 1975, at 1.30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Bicycle Routes.

The Housing and Environment Committee on June 12, 1975 when discussing this matter recommended that Aldermen Boyce and Cowie head up a sub-committee to liaise with Ms. Hiscock, the Park Board, and other interested persons and report back on recreational routes for bicycles.

Representatives of the Parks Board were present and advised that three sub-committees had been set up to deal with walking trails, cycling trails, and overall co-ordination of these projects. On Monday night, Parks Board had agreed to proceed with the bike and walking trails and expressed desire to take the leading role in the planning, co-ordination, etc. of these projects. Further that the Parks Board wanted to hire a planning consultant who would prepare a master plan for the entire trail programme outlining connections, markings, plans of action. He would also assign tasks to members of the Parks Board, and City Planning Department and oversee in their work. Such a consultant would cost approximately \$5,000 and the Parks Board was prepared to pay for half of this with the City paying the other half.

Commissioner B. Keefer advised that a draft of the terms of reference for this consultant had been prepared and these would be submitted to this Committee in the near future.

A motion that Council approve the expenditure of \$2,500 representing half of the cost of the Planning Consultant to prepare a master plan for the proposed bicycle and walking trails was put and LOST with Aldermen Rankin, Bird, and Boyce opposed.

No further action was taken on this matter.

2. Need for Parks in the East Side of the City.

The Chairman advised that three parks in the areas of Wall Street, Thunderbird Island, and Charles-Adanac had been proposed and asked the Parks Board for the current status of each. Parks Board Chairman, May Brown, advised that 16 park projects between Main Street and Boundary Road were presently under way and in varying degrees of completion. Plans outlining some of these parks were displayed for the Committee's information.

June 26, 1975

Clause No. 2 Continued.

With regards to the Wall Street park, the Committee was informed that \$30,000 for this project is included in the Parks Board supplementary capital budget, which is presently before the Finance and Administration Committee and should be submitted to Council in the very near future.

The Parks Board has a \$75,000 budget for the development of the Thunderbird Island park; however, this money is contingent upon the sale of property in that area.

The Committee was advised that the Parks Board was still negotiating with the City for property on which to develop the Charles-Adanac park.

The Committee expressed frustration in that sales of City-owned land in the Thunderbird Island area were proceeding very slowly and thus delaying development of this park. The Chairman advised that he would look into this matter as soon as possible and report back.

RECOMMENDED,

- A. (i) THAT Council approve expenditure by the Parks Board of \$75,000 in advance of their 1975 Supplementary Capital Budget of approval for immediate development of Thunderbird Island Park;
- (ii) THAT Council approve necessary funds to permit the Parks Board in consultation with City staff and Adanac-Charles Citizens Committee to plan early development of the Adanac-Charles Park.
- B. THAT the Parks Board submit a progress report on development of these parks to the July 24, 1975 meeting of this Committee.

3. Landlord and Tenant Act - Hotels and Lodging Houses.

Council on June 17, 1975 approved a Housing and Environment Committee recommendation, "That Council urge the Attorney-General to amend the Landlord and Tenant Act in the present Session of the Legislature to include all hotels and lodging houses where people rent on a weekly, bi-weekly, or monthly basis."

The Chairman submitted a memo dated June 25, 1975 advising of an informal meeting he chaired on June 20, 1975 with representation from the Permits & Licenses Department and the Downtown East Side Residents' Association. At this meeting, it was expressed that approximately 90% of the people living in hotels and lodging houses in the Downtown East Side area were on a permanent basis. Due to the fact that neither lodging houses nor hotels fall within the controls of the Landlord and Tenant Act, these people were facing exorbitant rent increases. It was also noted that many hotels in this area were not paying hotel tax. A representative of the Permits and Licenses Department informed this meeting that the Planning Department was working on a study of residential hotels in the West End and would be reporting with a definition of them.

This meeting concluded with the following resolutions:

- A. That the Planning Department be requested to extend their study on residential hotels to include the downtown eastside area.
- B. That the Permits and Licenses Department report back with definitions of "lodging house" and "hotel" as outlined in the Lodging House By-law, Fire By-law, License By-law, and the Zoning and Development By-law.
- C. That the Permits and Licenses Department identify the type of license each lodging house and hotel in the downtown eastside area operates under and report back.
- D. That the Downtown Eastside Residents Association report back on how people in the downtown eastside hotels and lodging

Clause No. 3 Continued.

At today's meeting the Chairman advised that the Provincial Government had recently amended the Landlord and Tenant Act partially in accordance with the above Council motion, however, the amendment only covered old age pensioners, veterans, and people on social welfare and this was inadequate. He further advised that there was some confusion resulting from varying definitions of the Fire, Lodging House, Zoning and Development, and License By-laws. The Committee today considered definitions of hotels, boarding houses, and lodging houses as defined in each of the four By-laws outlined above. The Committee also considered a list of all hotels and lodging houses in the downtown eastside area and how each of these was licensed.

The DERA submitted a memorandum outlining the basis on which residents lived in lodging houses and hotels in this area (daily, weekly, monthly). They also submitted a proposed amendment to the Landlord and Tenant Act which would provide the City with the required control over such lodging houses and hotels.

RECOMMENDED,

- A. THAT resolutions A and C resulting from the informal meeting outlined above be approved.
- B. THAT Council advise the Attorney-General that the recent amendment to the Landlord and Tenant Act was inadequate to satisfy the Council motion of June 17, 1975 and request the Attorney-General to further amend the Landlord and Tenant Act as follows:

HER MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:

Enacts S.3a 1. The Landlord and Tenant Act being Bill 105 1974 Revised Statutes of British Columbia is amended by adding after S. 3, the following as S. 3a.

- S.3a (1) The Landlord and Tenant Act shall include within the scope and meaning of the Act, save and except Sections 3 (2)a and 27 (2).
 - (a) All Hotels, Motels, Rooming houses, Lodging houses, and Multiple dwellings and residential premises where the occupants pay rent on a weekly, monthly, or yearly basis and where the residential premises is the occupant's principal place of residence.
 - (2) Notwithstanding anything to the contrary in this Act, all occupants of residential rooms in Hotels, Motels, Rooming houses, Lodging houses, Multiple dwellings and residential premises where the rooms are the occupant's principal place of residence, are deemed to be tenants within the scope and meaning of this Act:
 - Save and except
 - (a) Those whose rents are in excess of five hundred dollars per month and or
 - (b) are in fact, bona fide transients or travellers.
 - (3) The Rentalsman shall exclude from the scope and meaning of this Act, residential rooms in Hotels, Motels, Rooming houses, Lodging houses, Multiple dwellings and all residential premises where it is shown conclusively that the residential rooms have been for the preceding twelve months and are now in fact, bona fide let exclusively to transients and travellers.

Commencement. 4. This Act shall be deemed to have come into force on the first day of January, 1974, and is retroactive to the extent necessary to give full force and effect to its provisions on, from and after that date.

Standing Committee of Council
on Housing and Environment
June 26, 1975

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Clause No. 3 Continued.

C. THAT the Medical Health Officer, Fire Chief, Director of Permits & Licenses, and Director of Legal Services prepare a joint report outlining where discrepancies occur in definitions in each of the related By-laws and submit recommendations to the July 24, 1975 meeting of this Committee.

4. Small Site Compact Housing Demonstration Projects in the City of Vancouver.

The Committee considered a City Manager's Report from the Director of Planning dated June 20, 1975 advising that the City of Vancouver has been approached by the Greater Vancouver Regional District Compact Housing Programme to undertake a series of five innovative compact housing demonstration projects within the City during 1975. It is the opinion of the Director of Planning that this is a worthwhile programme and should be implemented by City staff in co-operation with the GVRD Programme. The report went on to outline the GVRD Compact Housing Programme, demonstration projects proposed for the City, Vancouver City staff time commitment and concluded with the following recommendations:

- (a) Agreement in principle to participate in the GVRD Compact Housing Programme to sponsor five to six compact housing demonstration projects on small sites located in designated areas within the City during 1975, and,
- (b) That Council instruct the Director of Planning to coordinate the efforts of City Staff in cooperation with GVRD personnel in the implementation of these prototypical examples of good quality compact housing.

RECOMMENDED,

THAT the above recommendations outlined on the City Manager's Report dated June 20, 1975 be approved.

5. 1976-80 Five Year Plan - Housing

Council on June 17, 1975 when considering a Housing and Environment Committee recommendation to include \$10 million for Housing in the 1976-80 Five Year Plan moved that the Housing and Environment Committee be requested to look into the details of this proposed housing allocation particularly the matter of breakdown of the amount of the subsidy involved.

The Committee considered a memorandum from the Chairman dated June 23, 1975 outlining a breakdown in the \$10 million housing request. It advised that the basic breakdown of this \$10 million would be \$7 million revolving housing funds and a \$3 million potential subsidy fund. The reason for the subsidy fund is to make land economic for societies so that they can meet C.M.H.C. and Provincial guidelines. The Chairman advised that the \$3 million is only a potential subsidy fund. The Federal Government will be shortly amending the National Housing Act to allow itself to acquire and write down for co-op and non-profit groups the cost of expensive inner-city land. Further, the Province, in the fall may be considering some new legislation and financial arrangements which could affect subsidies by the City.

The Committee noted that a very effective public relations programme would be required providing complete information on who, why and how the subsidy would be related.

Clause No. 5 Continued.

RECOMMENDED,

A. THAT Council approve in principle the following breakdown of the \$10 million for housing in the 1976-80 Five Year Plan:

- (i) Revolving housing fund - \$7 million
- (ii) Potential subsidy fund - \$3 million.

B. THAT the Chairman submit to the next meeting of the Committee a detailed breakdown of the potential \$3 million subsidy fund.

6. Housing Sites - Proposal Call - Downtown East Side.

The Committee considered the following Manager's Report from the Director of Housing dated June 19, 1975:

The Housing Committee has been considering the development of approximately 800 units of housing in the Downtown Eastside to replace the housing which was removed as a result of the construction of the new Court House and the enforcement of certain City by-laws.

City Council has requested the Supervisor of Property and Insurance to report regarding the possibility of acquiring sites for the purpose described above.

The Supervisor of Property and Insurance will be negotiating for the purchase of three sites. Council authorization for this acquisition program will be requested when a negotiated price is confirmed, and funds available.

As time is of the essence, and in order to comply with the directives and objectives of the Committee, that these housing units should be replaced as expeditiously as possible, I would recommend that the City institute a proposal call for the development of 200 - 300 units of housing on two to three sites to be provided by the proponent.

The proposal documents, including the general outline specifications, are to be provided by the City, and development proposals may be submitted on these tender documents.

Recommendation:

1. That the Director of Housing be authorized to institute a call for development proposals for the construction and development of approximately 200 - 300 units of hostel housing on two to three sites in the area bounded, on the east, by W/S Heatley Avenue; west, by E/S Carrall Street; north, by S/S Alexander Street; and south, by N/S Hastings Street.

Development proposal contracts will be submitted for City Council approval and will be subject to funding being available from the senior governments.

During discussion, Ann McAfee, Housing Planner, suggested that when the City makes proposal calls, the developer should be fully aware that his proposal must be suitable for the area or neighbourhood in which it is to be developed.

RECOMMENDED,

A. THAT the above recommendation of the City Manager be approved;

B. THAT an example of the type of housing the City wants be given to each developer responding to the proposal call.

Standing Committee of Council
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INFORMATION

7. Housing Status Report.

The Committee considered a report from the Housing Planner dated June 20, 1975 outlining the present status on Government assisted housing in the City of Vancouver.

RESOLVED,

THAT the above report be received.

8. Progress Report on Enforcement of the Fire By-law.

The Committee considered a City Manager's Report of the Fire Chief outlining progress on upgrading hotels under the Fire By-law. This report which is on file in the City Clerk's office stated in part:

This report is a brief summary of changes in status in buildings within the "Core" area since the last submission to May 12, 1975.

All information herein is up to and including June 19, 1975. The changes listed have been integrated with the last report, being a list of all buildings, addresses, status and disposition, placed on file with the City Clerk. A copy of this updated progress list of hotels is also placed on file with the City Clerk.

Sprinkler Systems Installed:	17
Sprinkler work started:	3
Sec. 38 Requirements completed:	2
Buildings Vacated:	2
Sprinkler Contracts Signed:	9
 Total (Positive Action):	33
Prosecution Initiated:	5
Total changes since last report:	38

Of the original 353 hotels, 132 remain to be completed and work is progressing in the majority of this group.

RESOLVED,

THAT the above noted report be received.

9. Progress Report on Enforcement of the Lodging House By-law.

The Committee considered a City Manager's Report from the Medical Health Officer dated June 19, 1975 outlining progress on enforcement of the Lodging House By-law.

This report which is on file in the City Clerk's office stated:

*This report will give details on enforcement of the Lodging House By-law in the Core Area (that part of the City north of Broadway, and bounded on the east by Clark Drive and bounded on the west by Burrard Street, English Bay and Stanley Park) for the period May 16, to June 13, 1975 inclusive. During this period, Lodging House inspections and enforcement was maintained as a priority programme.

As reported in previous reports, there was a substantial number of premises which had not applied for operators permits. As directed, the Public Health Inspectors have now checked all known premises and the number of lodging houses in the Core Area has been further reduced to 751 premises. This is a reduction of 96 from prior reports, and may be attributed to the existing follow-up of Operators Permit applications which revealed that these premises had changed to single or duplex dwellings, or no longer exist due to demolition.

Standing Committee of Council
on Housing and Environment
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Clause # 9 Continued.

During this past period, expired Interim Permits have been re-issued and there is now, out of 751 in the Core Area, a total number of 54 premises which have not submitted their applications. This gives a total of 697, (or 93%) permits which have either been issued or are in the process of being issued. It will be noted that there has been a reduction in permits issued which has resulted in further follow-up of permit applications. At the present time, 7 court actions are pending, 2 court cases have been finalized.

During the period May 16, to June 13, 1975 one further premises in the Downtown Eastside closed for a total of 6 rooms only. It was necessary to issue a 24 hour closure notice to the premises at 265 Union Street on June 17, 1975, as conditions had degenerated to such an extent that the health and safety of the occupants were endangered. Staff from Human Resources relocated the tenants.

It is necessary to continually supervise the operations of the Core Area Lodging Houses as conditions rapidly deteriorate if frequency of inspections are not maintained.

It will be noted that there are still 15 premises which indicated that they would close but are now in the process of renovation to comply with the By-law. This will restore 366 rooms to the accommodation total in the Core Area.

New owners have taken over the Anchor Hotel and are renovating the living accommodation without vacating the building.

RESOLVED,

THAT the above report be received.

10. La Petite Maison Co-Operative Housing Project.

The Committee considered a letter from La Petite Maison Cooperative Housing Association dated June 19, 1975 requesting that the City make available to it either by direct lease from the City or through sale to the Provincial Government and lease back to the Cooperative, the City-owned site at 46th and Arlington.

The Chairman advised that the City had been holding this site until the Housing Director commenced his duties with the City and had the chance to look at other City-owned sites. Mr. Yusuf Adatia, President of La Petite Maison Cooperative Association advised that the members of this Cooperative were very willing and anxious to start a housing project on this site.

Mr. M. Jeroff, Housing Director advised that two different groups had expressed interest in developing this site and informed the Committee that a joint report from him and the Director of Planning on the future of the site would be submitted to the July 24, 1975 meeting of this Committee.

RESOLVED,

THAT the letter submitted by La Petite Maison Cooperative Association dated June 19, 1975 be received.

11. Report Reference - Fraser River Study.

Mr. R. Mann, Consultant, with the use of maps, submitted a report reference on his study of the Fraser River.

He advised that his final report on this study would be submitted to his client (a coalition of the Provincial Government, GVRD, and various Municipalities) in approximately two weeks' time.

The maps outlined all the different area uses along the Fraser River such as industrial, residential, rural, etc. Other maps outlined present situation along the Fraser, community development, special places which exist now, existing recreational sites, access to the Fraser River and existing character areas.

Mr. Mann expressed that a conflict existed with the logging industry and the airport. He went on to advise that a built-in management process was available through the GVRD and North Fraser Harbour Commission.

In conclusion he informed that when this final report has been prepared it will be submitted to the City Manager's office so that its requests can be co-ordinated by City staff.

RESOLVED,

THAT the report reference on the Fraser River study submitted by Mr. R. Mann, Consultant, be received with thanks.

The meeting adjourned at 3.20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 482-4



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JUNE 26, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 26th, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Fairview Area Planning - Budget for Information Programme

The Committee considered a report of the City Manager dated June 12th, 1975 wherein the Director of Planning submitted the following budget for the Information Programme to enable the Fairview Planning Committee to effectively and efficiently carry out the community-wide Fairview Planning programme as intended in their Terms of Reference;

1. Newsletter (1,000 copies/month for 5 months) printing \$120 x 5 = 600 distribution \$50 x 5 = 250	\$850
2. Reports and Handouts for Meetings (\$50 for 5 months)	250
3. Notification for Public Meetings (posters, ads, notices, etc.)	300
4. Graphics Supplies	600
5. Graphics Displays	300
6. Fairview Policy Plan Documents (500 copies @ \$3 each = \$1,500 drafts - \$500)	2,000
7. Zoning plan printing \$175 public mtg publicity 150 public mtg - media ads 350	\$675
8. Plan Plebiscite brochure (750 @ 3¢ each) business reply (1/3 @ 10¢ each) printing	250
TOTAL	\$5,225

Standing Committee on Planning & Development
June 26, 1975

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Clause No. 1 Continued

RECOMMENDED

THAT funds in the amount of \$5,225.00 be made available by transfer from Planning Department Salaries (Appropriation 7305/1) for the Information budget of the Fairview Planning Programme.

2. Retaining Walls and Overhanging Decks - Pt. Grey Road

Council, on May 27th, 1975 heard a delegation with respect to the construction of a grade level wood deck which would extend from the rear of the building at 3623 Cameron Avenue out over the existing seawall.

Council

RESOLVED

THAT the matter of retaining walls and overhanging decks in this area be referred to the Standing Committee on Planning and Development for report, and Development Permit No. 69584 in respect of 3623 Cameron Avenue be not granted at this time.

Mr. C. S. Fleming, Director of Legal Services, and Mr. H. W. Gray, Zoning Planner, were present for the discussion.

The Chairman advised that two things should be considered:

- a) What rights does a person have with respect to building on his own property;
- b) What kind of a general policy could the City have with respect to projection over a bank or seawall.

Mr. Gray advised that no structure can be built within 35 feet from the rear property line, but in the Pt. Grey Road area, it is difficult to determine the rear property line. If anyone was to alter the configuration of the land substantially, this would require the approval of the Director of Planning.

Members of the Committee felt that if the decks were designed in a sensitive way, they should be allowed, but unfortunately most of them are too dominant. If too many overhanging decks are constructed, people would not be able to use the beach.

Discussion centred on the possibility of guidelines being prepared for the whole Pt. Grey Road shoreline to illustrate graphically what could be allowed.

Mr. Fleming advised that once a plan for the area is prepared, it may be possible to establish a Building Line.

Continued on Page 3. . .

Clause No. 2 Continued

The Committee

RECOMMENDED

THAT the Local Area Planning Team investigate preparing illustrative guidelines for developments along the Pt. Grey Road waterfront with the Park Board participating in this study; for report back.

FURTHER, THAT Development Permit Application No. 69584 be not issued.

3. Residential Hotel Policies in the West End

The Committee considered a report of the City Manager dated June 19th, 1975 wherein the Director of Planning submits the following Residential Hotel Policies:

Conversion

- 1) That conversions of apartment buildings to residential hotels be generally not permitted.

New Development

- 1) That new residential hotels be permitted only within the area shown on the attached map
- 2) That local residents who may be affected be asked to comment before approvals are given
- 3) That residential hotels and their facilities not be incompatible with the local residential environment
- 4) That to qualify as a new residential hotel, a building must:
 - a) consist of dwelling units only,
 - b) conform to apartment building parking requirements,
 - c) conform to residential sign standards of the existing Sign By-law when in the residential areas,
 - d) not contain liquor licensed premises, or convention facilities.

Existing Premises

- 1) That the Director of Planning be authorized to approve development permit applications and the Director of Permits and Licences be authorized to permit licences for the following existing premises as residential hotels:

Ocean Side	1847 Pendrell
St. James Place	1095 Bute
Beach Lodge	1080 Gilford
Surf	1861 Beach
Gilford Court	1901 Pendrell
Centennial Lodge	1111, 1123 & 1131 Burnaby
Shato Inn	1825 Comox

Clause No. 3 Continued

With respect to 4(d) above, the Committee felt that "liquor licensed premises" should be amended to read "beer parlours".

RECOMMENDED

THAT the Residential Hotel Policies for the West End be approved with the following amendment:

- 4) (d) not contain beer parlours, or convention facilities.

(Alderman Harcourt wished to be recorded as opposed.)

4. Downtown Open Space and Recreational Uses Policy

The Committee considered a report of the City Manager dated June 18th, 1975 wherein the Director of Planning advised that the following Open Space and Recreational Policies of the Official Development Plan for Downtown have been discussed with the Park Board as requested by the Committee on May 13th 1975:

"THAT Policies 1 to 4 on Open Spaces and Recreational Uses be adopted after amendment to read as follows, and be referred for discussion with the Park Board:

- 1) Implement an Open Space concept for Downtown through combined public private actions.
- 2) Encourage developers to provide usable open space where pedestrian amenities should be high.
- 3) Encourage developers to utilize low roof areas for useable open space purposes.
- 4) Encourage inclusion of Recreational Uses in developments without density constraints where they are of small scale, do not add to traffic problems or harm the form of development."

On June 9th, 1975 the Park Board

"RESOLVED: That the Board approve recommendations 1 - 6 in the Downtown Open Space Policies report and forward comments a) to h) as noted in the Board's Director of Planning report dated June 6th, as follows:

Recommendations

1. Approve Map 1 as an indication of policy regarding the future development of open space in the Downtown.
2. Encourage developers to provide usable open space where pedestrian amenities should be high.
3. Encourage developers to utilize low roof areas for usable open space purposes.

Clause No. 4 Continued

4. Encourage inclusion of Recreational Uses in developments without density constraints where they are up to 10,000 sq. ft. in size, do not add to traffic problems or harm the form of development.
5. Establish a Downtown Open Space Fund with all monies from the sale of City owned land in the Downtown being placed in this fund.
6. Establish a tree planting plan for Downtown Streets."

The City Manager advised that Map 1 referred to is under review and will be available at a later date.

The Committee discussed roof gardens and some members felt there should be an incentive to the developers to make sure they develop low roof areas for public open space.

With respect to establishing a fund for monies from the sale of City-owned land in the Downtown, the Chairman suggested that the Property Endowment Fund Board be requested to consider placing some of the monies in the Open Space Fund.

RECOMMENDED

- A. THAT the following Open Space Policies be approved for inclusion in the Official Development Plan for Downtown:
 - i) Implement an Open Space concept for Downtown through combined public/private action.
 - ii) Encourage developers to provide usable open space where pedestrian amenities should be high.
 - iii) Encourage developers to utilize low roof areas for usable open space purposes.
 - iv) Encourage inclusion of Recreational Uses in developments without density constraints where they are up to 10,000 sq. ft. in size, do not add to traffic problems or harm the form of development.
 - v) Establish a Downtown Open Space Fund with the Property Endowment Fund Board allocating some monies from the sale of City-owned land in the Downtown to this fund.
 - vi) Establish a tree-planting plan for Downtown streets in consultation with the City Engineer and the Board of Parks and Recreation.
- B. THAT the Society of Landscape Architects be requested to advise this Committee on means of drawing up guidelines for the provision of better roof gardens.

The meeting adjourned at 4:35 P.M.

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

June 26, 1975.

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 26, 1975, at 3:30 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT:

Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE

CLERK:

H. Dickson

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RECOMMENDATION

1. Construction, Management and Operation of Ray-Cam Community Centre

The Committee had before it for consideration a Manager's report (circulated) on the above topic in which the Director of Social Planning gave a comprehensive review on progress to date toward construction of this new community centre.

A representative of the Social Planning Department verbally reviewed the report and drew the Committee's attention to one of three recommendations of the Social Services Committee which were passed by Council on June 25, 1974.

This recommendation read as follows:

"A. THAT the City reaffirm its commitment to the basement activity room, showers, and sauna, at the new estimated cost of \$122,850."

The Social Planning Department representative indicated there is some doubt as to whether this recommendation actually commits the City to pay \$122,850.00 as its share of the project, because the City's original commitment was for a share of \$60,000.00.

The estimated total cost of the building including professional fees, loss of furniture and equipment and interim financing is \$419,800.00.

The Comptroller of Budgets advised the Committee that the Director of Finance agrees to this expenditure but his Department requires Council's authority to expend the funds from the Public Housing Fund.

Following discussion, it was

RECOMMENDED

THAT Council authorize the expenditure of up to \$122,850.00 from the Public Housing Fund as its share of the Ray-Cam Community Centre Project.

Standing Committee on Community Services

2. Department of Labour, Human Rights Branch

Appearing before the Committee this date was Ms. Shelagh Day, Human Rights Officer with the Provincial Department of Labour, who claimed two women were refused employment with the City of Vancouver because of their sex contrary to the Human Rights Code.

Ms. Day explained one of the women applied to the Parks Board for one of two Labourer I positions funded by L.I.P. for the building of swans' nests. She was not hired and was told it was because there were no washroom facilities for female employees at the job location. However, this case has now been settled, Ms. Day advised.

In the second case a woman, Lynne MacKenzie, was one of 16 applicants for three positions as swampers on City garbage trucks. (Labourer II classification)

Three men were hired and the woman was told there were no washroom or shower facilities at the City's Manitoba Works Yard, where garbage swampers wash up following their shifts.

Ms. Day pointed out that a 130 lb. woman is currently doing well as a garbage swamper for the City of New Westminster. She stated the fact that there were no washroom and shower facilities for women at the Manitoba Works Yard is a hindrance to the hiring of women.

A representative of the City Engineering Department replied that in this particular case the job was a Labourer II classification which required prior Labourer I experience which the woman applicant Ms. MacKenzie did not have.

Ms. Day claimed that Ms. MacKenzie applied for the job in October and as a result of being refused employment because of alleged sex discrimination, had no income until she obtained employment as a bus driver in December. Ms. Day claims the City may be responsible for this loss in wages because of the alleged sex discrimination.

Ms. Day in her capacity as a Human Rights Officer for the Department of Labour, is operating in this case under the following provisions of Section 15 of the Human Rights Code:

"15. (1) Where the director

- (a) receives a complaint alleging that a person, whether or not he is the complainant, has been discriminated against contrary to this Act; or
- (b) receives a complaint alleging that a person has contravened this Act; or
- (c) alleges, whether or not a complaint is received, that a person has contravened this Act or that a person has been discriminated against contrary to this Act; or
- (d) receives from the commission an allegation that a person has contravened this Act or that a person has been discriminated against contrary to this Act,

the director shall forthwith inquire into, investigate, and endeavour to effect a settlement of the alleged discrimination or contravention."

Cont'd...

Standing Committee of
Community Services
June 26, 1975

Clause No. 2 Continued:

If the Human Rights Officer is unable to effect a settlement the matter is then placed before a board of inquiry which under Section 17(b) of the Human Rights Code may, among other things;

"17. (1) Where a board of inquiry is of the opinion that an allegation is not justified, the board may dismiss the allegation.

(2) Where a board of inquiry is of the opinion that an allegation is justified, the board of inquiry shall order any person who contravened this Act to cease such contravention, and to refrain from committing the same or similar contravention, and may

(a) order a person who contravened the Act to make available to the person discriminated against such rights, opportunities, or privileges as, in the opinion of the board, he was denied contrary to this Act;

(b) order the person who contravened the Act to compensate the person discriminated against for all, or such part as the board may determine, of any wages or salary lost, or expenses incurred, by reason of the contravention of this Act."

During discussion it was noted by a representative of the City Engineering Department that the lack of washroom facilities for women may be able to be overcome and that his department does hire women, in particular for work on the False Creek Seawall and the Granville Mall. The department is aware of the provisions of the Human Rights Code but in hiring looks for the best qualified person male or female.

Following discussion, it was

RECOMMENDED

- (a) THAT the Human Rights Branch of the Department of Labour be referred to the Director of Legal Services to affect a settlement in the case of Ms. Lynne MacKenzie;
- (b) THAT since the Human Rights Code is a law of the Province of British Columbia, the City abide by its provisions in its hiring and promotion policies;
- (c) THAT the Director of Personnel conduct a general review of the hiring and promotional policies of the City of Vancouver to ensure they are in keeping with the provisions of the Human Rights Code and report back to the Community Services Committee.

NOTE: DELEGATION REQUEST ON THIS MATTER, Ms. S. Day, Human Rights Branch of the Department of Labour.

RECOMMENDATION

3. Juvenile Detention Home - Report from the Medical Health Officer

The Committee at its meeting of June 19, 1975, was in receipt of a letter dated June, 1975 (circulated) from Valerie Meredith of the Family Court Committee which was

Cont'd...

Standing Committee on
Community Services
June 26, 1975

Clause No. 3 Continued:

critical of the condition of the Juvenile Detention Home at 2625 Yale Street. At its June 19, 1975 meeting the Committee

"THAT the Medical Health Officer inspect the Juvenile Detention Home at 2625 Yale Street and report back to the Community Services Committee.

and it was, RECOMMENDED

THAT a copy of the letter from the Family Court Committee complaining of the condition of the Juvenile Detention Home at 2625 Yale Street be forwarded to the Minister of Public Works and the Attorney-General requesting that they give it serious consideration and reply as soon as possible to the Community Services Committee."

The Medical Health Officer appeared before the Committee this date and distributed the following report:

*The Medical Health Officer was instructed by the Standing Committee of Council on Community Services at its meeting of June 19, 1975 to inspect the Juvenile Detention Home in regard to the sanitation, accommodation and to report his findings to the committee.

On Tuesday, June 24 in the afternoon, Dr. G. H. Bonham, M.H.O. and Mr. D. A. Morgan, Director of Environmental Health, inspected the premises at 2625 Yale and the following comments are a result of conditions found at the time of inspection:

1. Accommodations (Rooms and Cells)

The size of all rooms were adequate. Bedding was clean and mattresses were of good quality. (The exception was one male occupant who did not have a mattress and the staff stated he had burnt it during the previous night).

Washrooms and equipment were adequate and in good repair and clean.

There was visible damage to the walls and some windows were broken in the individual rooms, but this is to be expected in this type of operation.

Ventilation was satisfactory in all areas except in the 5 security cells in the West Section where there were no provisions for direct ventilation due to security measures. In this area there were noticeable odours. These rooms were not bright and damage to surfaces more noticeable.

2. Recreational Facilities

Appeared minimal and could be enlarged.

3. Food Preparation Area

This is an older kitchen and could be upgraded, but appears to be well maintained. There were no complaints about the food or food service.

4. Staff

In discussions with Staff it became apparent that there is some anxiety for personal safety and degree of supervision when alone on shift. We would recommend additional staff be employed so as to enable adequate supervision and this would also allow much superior recreation possibilities.

5. Maintenance

Maintenance through building is done by inmates, and at the time of the inspection appeared satisfactory.

6. Infestations

No infestations were noted, and staff did not report any incidents.

Standing Committee on
Community Services
June 26, 1975

Clause No. 3 Continued:

RECOMMENDATIONS

1. Adequate ventilation be provided immediately to the 5 security cells in the West Section.
2. Staff be increased to permit the minimum of two supervisors in both the male and female sections on duty at all times.

The Medical Health Officer spoke to his report, adding that an adequate outdoor recreational area is not used at all because of a shortage of supervisory staff.

The Chairman advised that he too had inspected the premises and described them as a "disgrace".

Following discussion, it was

RECOMMENDED

- (a) THAT the City request the Provincial Public Works Department and/or the Attorney-General's Department to provide adequate ventilation to the five security cells in the West Section of the Juvenile Detention Home, and that if the Province does not carry out this work, the City provide the necessary ventilation;
- (b) THAT the City request the Attorney-General's Department to increase the staff at the Juvenile Detention Home at 2625 Yale Street to permit the minimum of two supervisors in both the male and female sections to be on duty at all times;
- (c) THAT the City request that the Attorney-General give urgent consideration to a new juvenile detention facility.

INFORMATION

4. Enforcement of Government Liquor Act

"Vancouver City Council on May 27, 1975, when considering a report from the Community Services Committee meeting of May 15, 1975, passed the following recommendations:

- (a) THAT Council request the Liquor Administration Branch to consider a complete ban on minors in cabarets; such measure to be considered as a change in the Liquor Act;
- (b) THAT Council instruct the Liquor Administration Branch and the Police Department to implement a program of regular inspection and enforcement of regulations in beer parlours and cabarets and that consideration be given to:
 - (i) Liquor Administration Branch Inspectors being available on a night-time basis."

The Committee had before it for consideration a letter dated June 19, 1975, (circulated) from Mr. V.C. Woodland, General Manager of the Liquor Administration Branch in which he advised he agrees with the Committee's recommendation (a) above, and that this matter is before the Attorney-General's Department for consideration when dealing with the new Liquor Act regulations.

Clause No. 4 Continued:

Mr. Woodland's letter also advised of the Liquor Administration Branch's cooperation with the City Police Department in enforcing the Government Liquor Act. His letter stated Liquor Administration Branch Inspectors do make evening inspections on occasion.

Following discussion, it was

RESOLVED

THAT the letter from Mr. V.C. Woodland, General Manager, of the Liquor Administration Branch be received.

5. Inventory of Youth Services

The Committee had before it for consideration a brief memo from Mr. Doug Purdy, Senior Social Planner, describing progress to date towards compilation of a youth services compendium which has been requested by the Community Services Committee. Mr. Purdy stated he anticipated all organizations catering to youth in the City would file their reports with the Social Planning Department by June 25, 1975. He advised the final directory of youth services should be compiled in approximately 4 weeks.

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 185-186